



# *San Antonio, Texas* Economic Indicators and Demographics

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# Summary of San Antonio Economy

Unemployment Rate (May 2006)	4.8%	
Annualized % Change in Employment (May 2006)	0.00%	
Estimated Growth in 2006 Gross Regional Product	3.86%	
Annualized % Change in Coincident Index (May 2006)	2.48%	
Growth in Sales & Use Tax Revenues (June 2005-June 2006)	29.15%	
Growth in Sales & Use Tax Revenues (2005-2006 Payments to Date thru June)	24.75%	
Growth in Sales & Use Tax Revenues (2004-2005)	2.97%	
Projected Growth in Housing Prices (2006)	8.30%	
Growth in Hotel Occupancy Tax Receipts (May 2005-May 2006)	13.7%	
Growth in Hotel Occupancy Tax Receipts (2005-2006 Fiscal Year to Date thru May)	19.1%	
Hotel Occupancy Rates (April 2006)	76.30%	
Change in Film Production Value Generated (2005-2006 Fiscal Year to Date thru March)	6.1%	3

# Summary of San Antonio Economy (cont.)

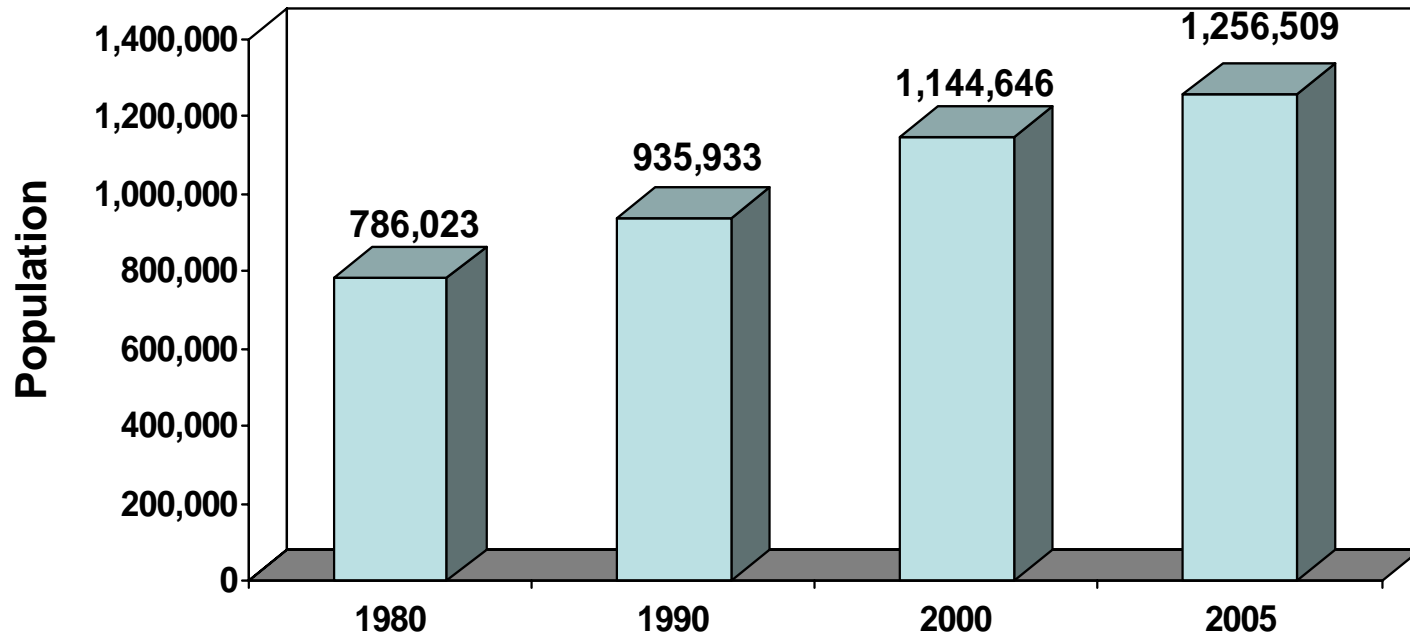
Change in Film Production Shoot Days (2005-2006 Fiscal Year to Date thru March)	104.1%
Percent Change in the Index of Publicly Traded Finance and Insurance Companies in San Antonio (June 2006)	-1.76%
Percent Change in the Index of Publicly Traded Technology Companies in San Antonio (June 2006)	7.52%

# Summary of the U.S. Economy

Unemployment Rate (June 2006)	4.6%
Annualized Growth in Real GDP (1Q 2006)	1.18%
Annualized Percent Change in the Consumer Price Index (May 2006-June 2006)	2.38%
Annualized Percent Change in Employment (June 2006)	1.07%
Percent Change in Housing Starts (May 2006-June 2006)	5.27%
Trade Deficit (May 2006)	\$63.8 billion

# Demographics

# Population Growth 1980-2005 for City of San Antonio



- Percentage growth from 1980-1990 is 19%.
- Percentage growth from 1990-2000 is 22.3%.
- Estimated growth from 2000-2005 is 9.77%\*.

# Population of the 10 Largest Cities

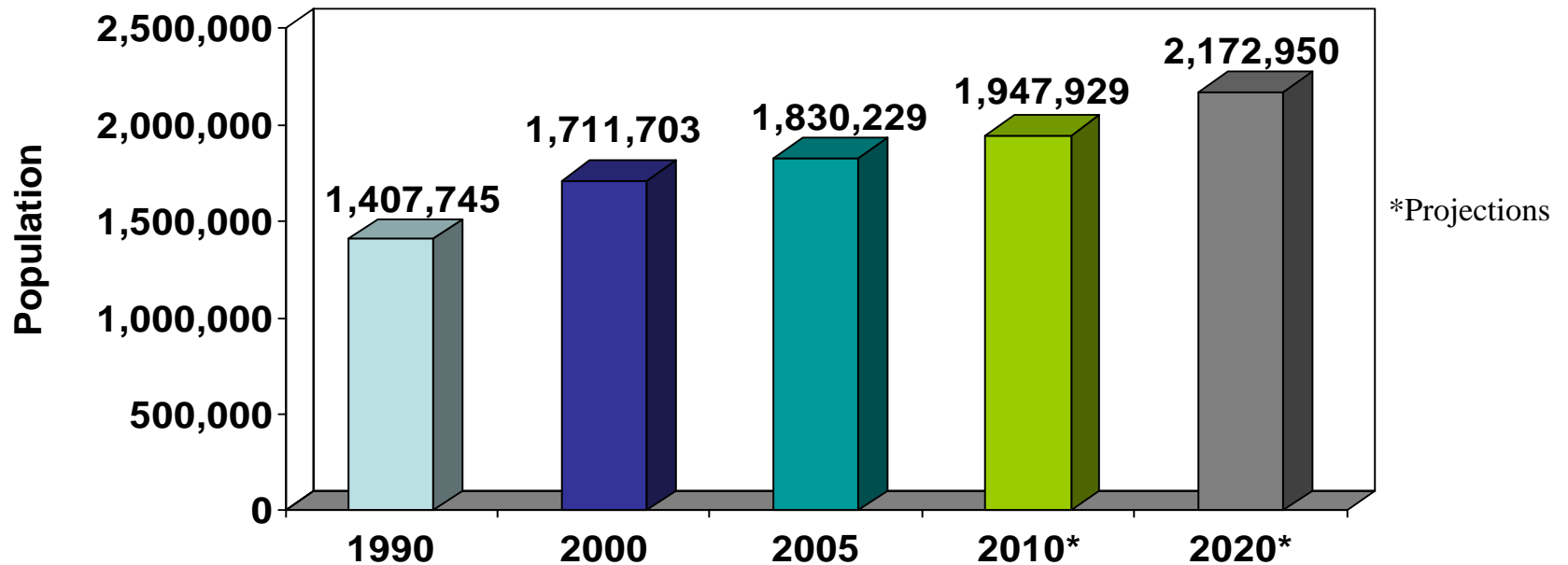
(As of July 1, 2005)

Rank	City	Population	Growth Since 2000 (%)
1	New York	8,143,197	1.68
2	Los Angeles	3,844,829	4.06
3	Chicago	2,842,518	-1.85
4	Houston	2,016,582	3.22
5	Philadelphia	1,463,281	-3.58
6	Phoenix	1,461,575	10.64
7	San Antonio	1,256,509	9.77
8	San Diego	1,255,540	2.63
9	Dallas	1,213,825	2.12
10	San Jose	912,332	1.94
16	Austin	690,252	5.13
19	Fort Worth	624,067	16.71
21	El Paso	598,590	6.20

Source: U.S. Census; City of San Antonio Economic Development Department



# San Antonio MSA Population Growth & Projections



- MSA percentage growth from 1990 – 2000 was 21.6%.
- MSA percentage growth from 2000 – 2005 is projected to be 7%.
- Counties included in the MSA are: Bexar, Comal, Guadalupe, Wilson, Atascosa, Bandera, Kendall, and Medina.

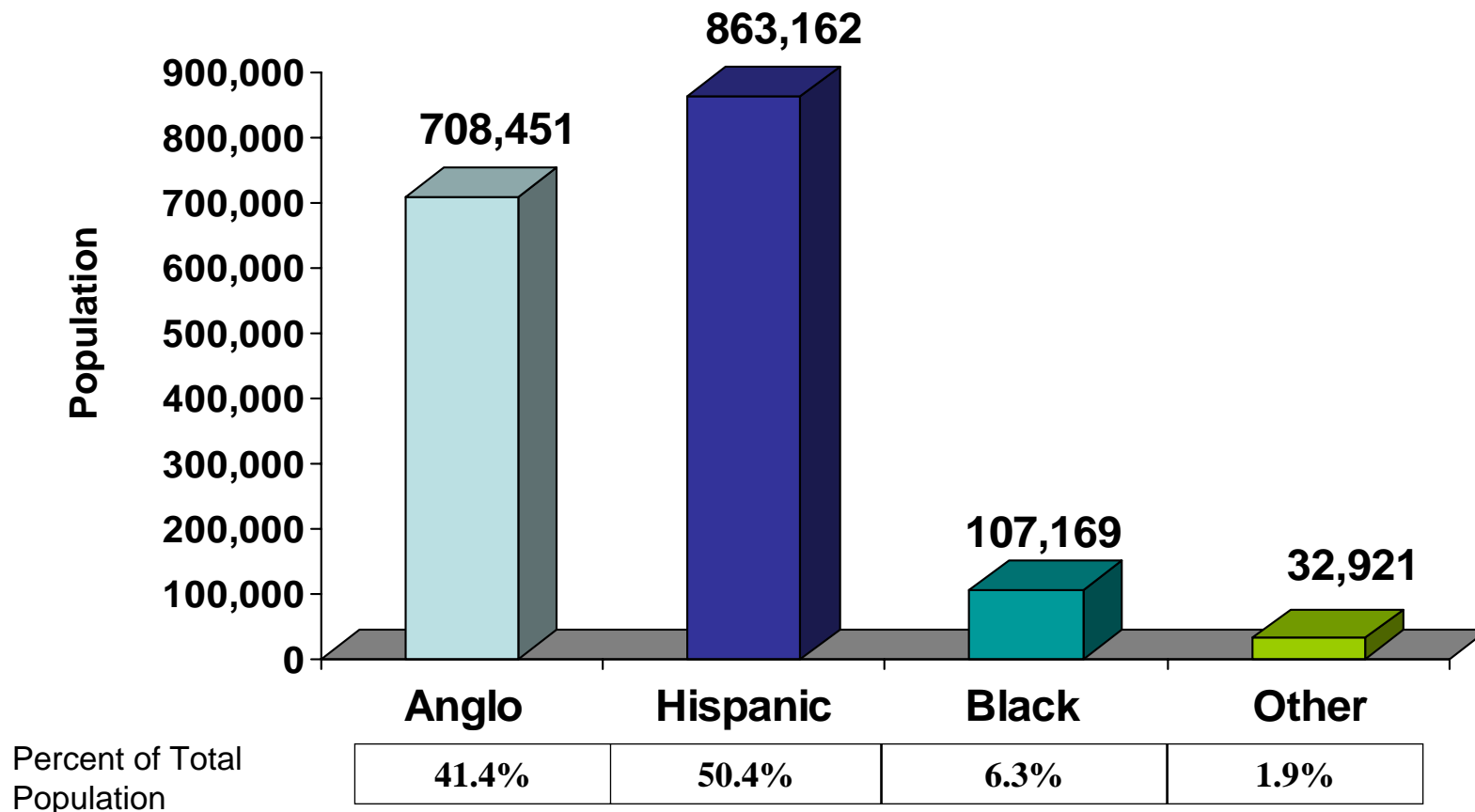
# MSA Population Comparison 1990-2000

<b>Selected US Cities</b>	<b>2000 Population</b>	<b>Num. Change 1990-2000</b>	<b>% Change 1990-2000</b>
Atlanta	4,112,198	1,178,556	38.4%
Phoenix	3,251,876	1,013,396	45.3%
San Diego	2,813,833	315,817	12.6%
San Antonio	1,711,703	303,958	21.6%
Charlotte	1,499,293	305,805	29.8%

<b>Texas Cities</b>	<b>2000 Population</b>	<b>Num. Change 1990-2000</b>	<b>% Change 1990-2000</b>
Dallas/Fort Worth	5,221,801	1,172,250	29.4%
Houston	4,669,571	948,072	25.2%
San Antonio	1,711,703	303,958	21.6%
Austin/San Marcos	1,249,763	403,536	47.7%
El Paso	679,622	88,012	14.9%

# San Antonio MSA-Breakdown By Race

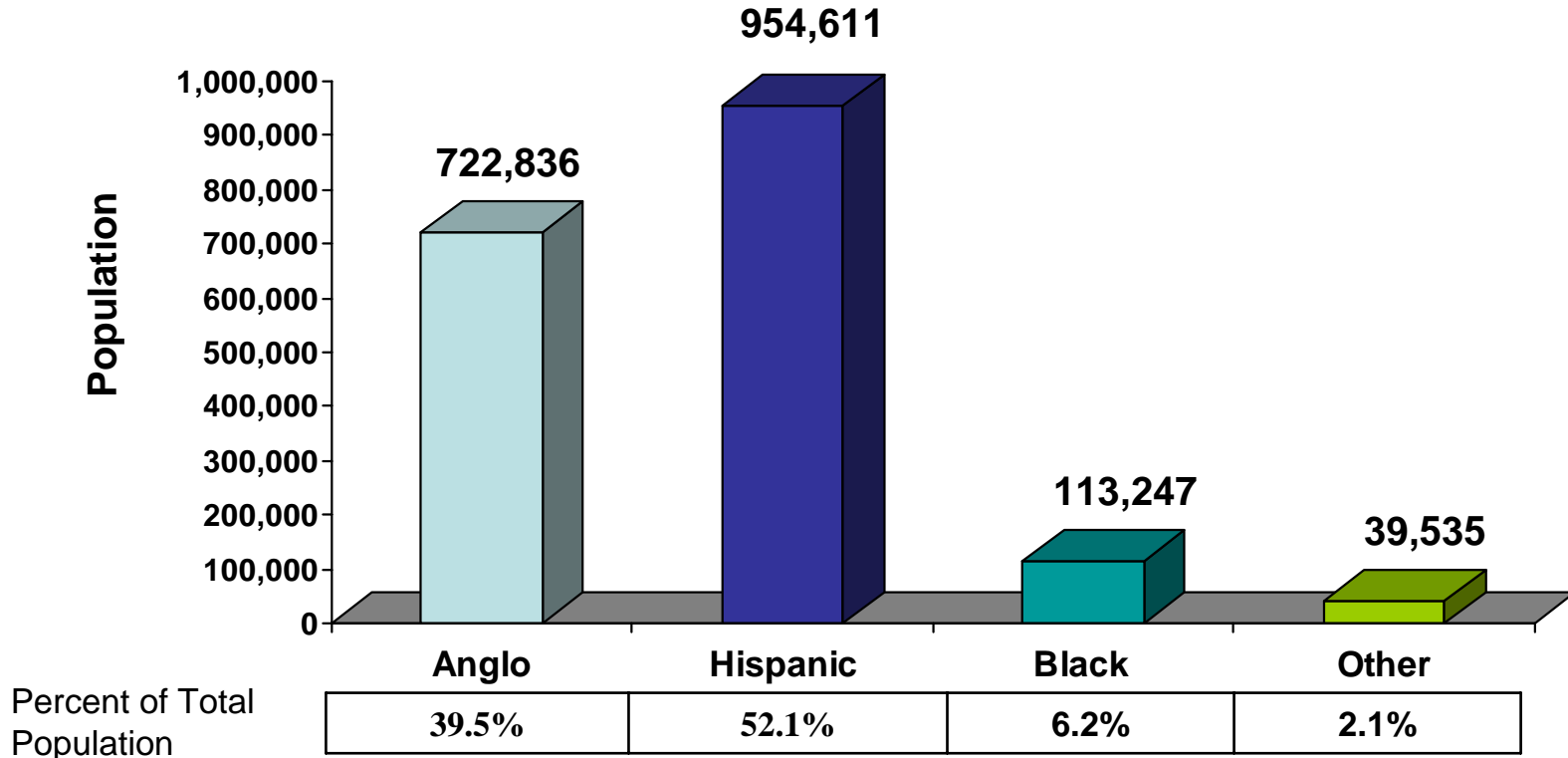
**Census 2000-Total Population: 1,711,703**



*Source: Texas State Data Center*

# San Antonio MSA-Breakdown By Race

**2005 Total Population Projections: 1,830,229**



# Median Age

## 2000 Census

### Texas MSAs

San Antonio	32.7
Dallas/Fort Worth	32.1
Houston	31.9
Austin	30.9
El Paso	30.0

### Selected MSAs

Charlotte	34.2
Phoenix	33.2
Atlanta	32.9
San Antonio	32.7
San Diego	32.5

# Population Age 25 Years and Over With a Bachelor's Degree or Higher 2004

## Texas Cities

Austin	45.1%
Dallas	28.8%
Houston	27.1%
San Antonio	23.5%
El Paso	21.8%

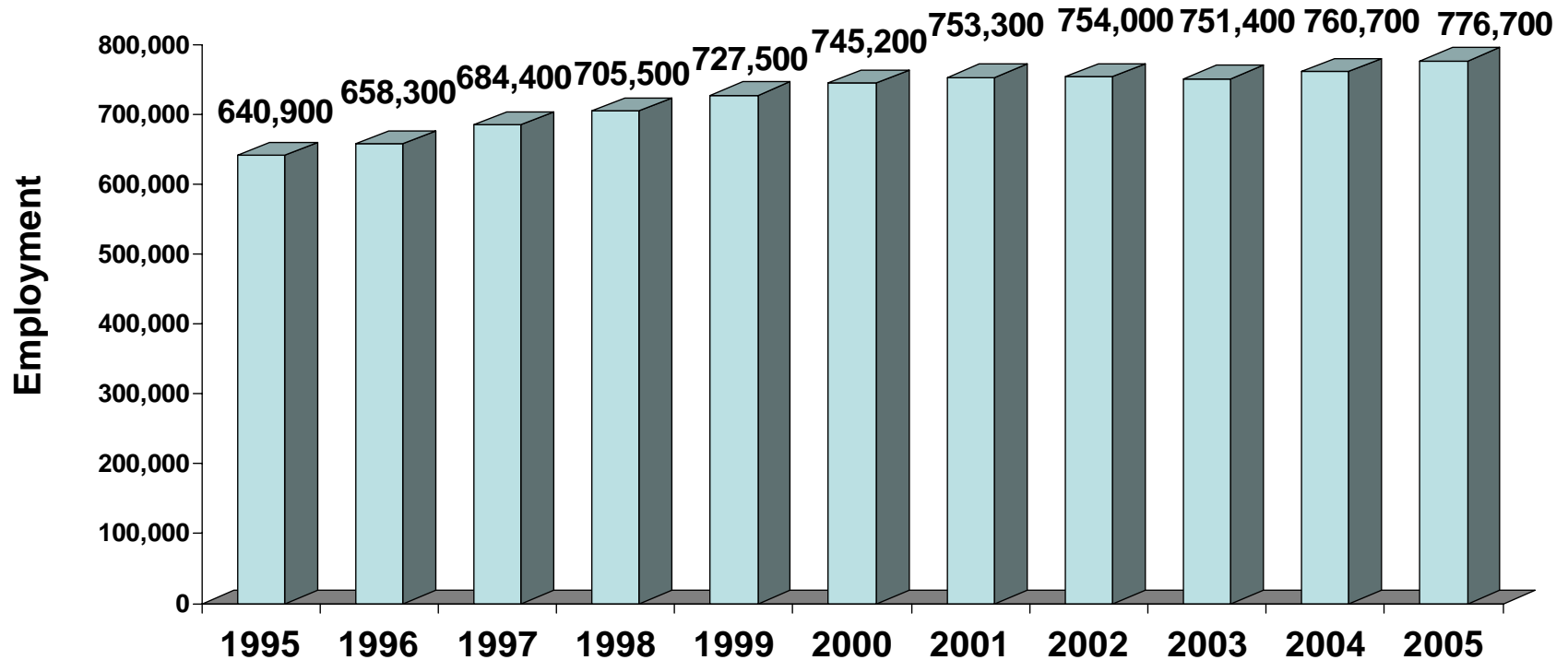
## Selected Cities

Atlanta	42.9%
San Diego	39.0%
Charlotte	37.2%
Phoenix	25.1%
San Antonio	23.5%

*Source: U.S. Census*

# Workforce Indicators

# San Antonio MSA Nonfarm Employment Seasonally Adjusted

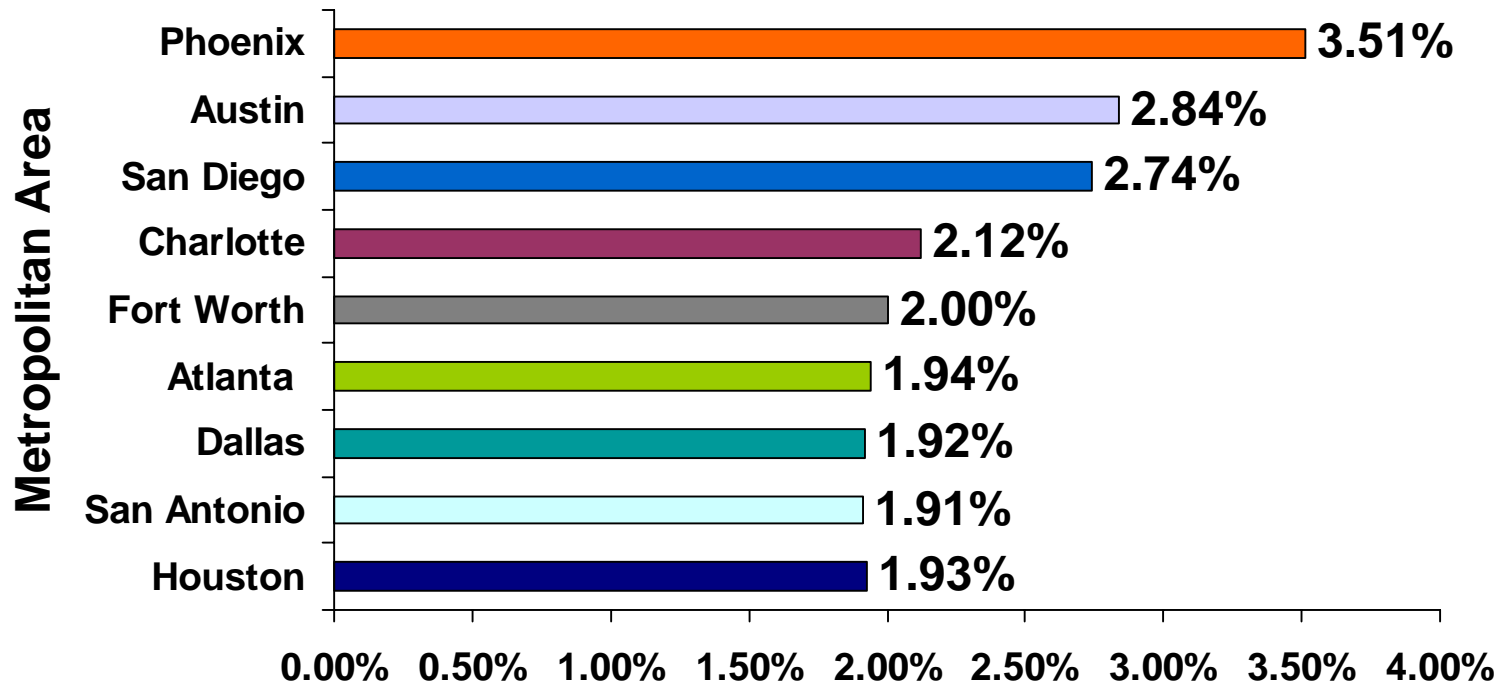


*Source: Federal Reserve Bank of Dallas*



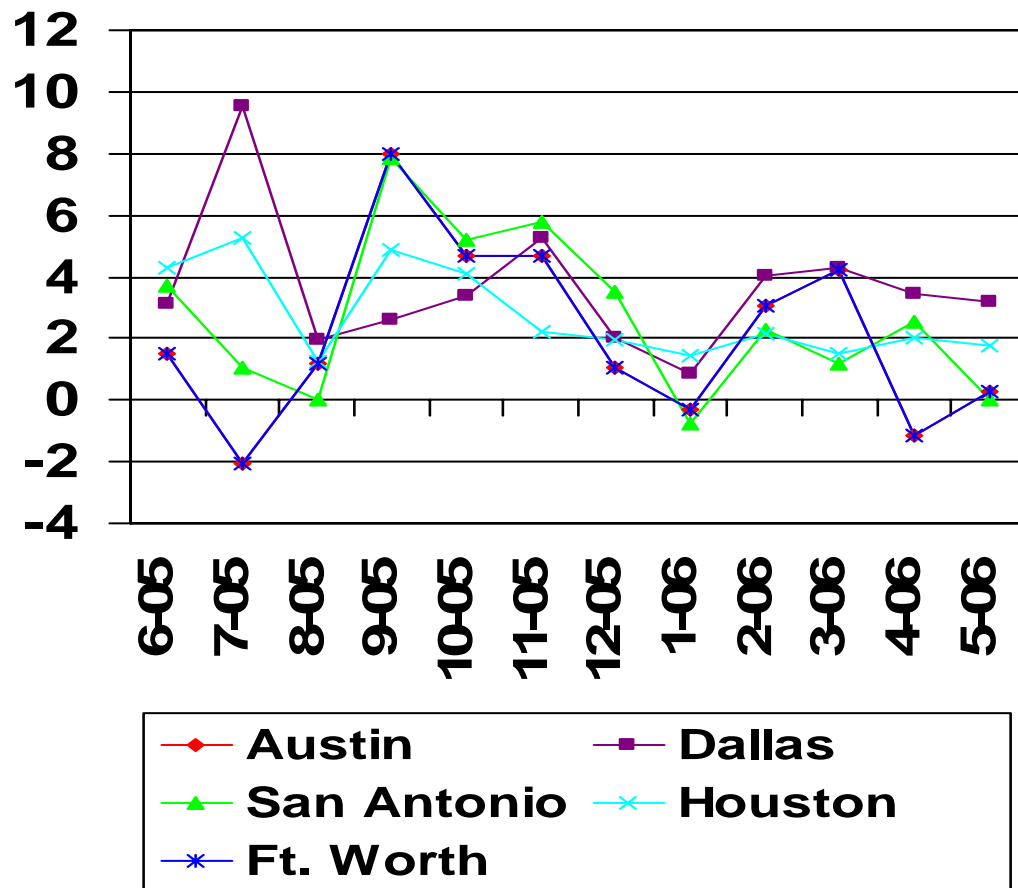
# Average Annual Growth Rate in Employment 1997-2005

Not Seasonally Adjusted



# Nonfarm Employment June 2005 – May 2006

Month-Over-Month Annualized Percent Change, Seasonally Adjusted



Annualized % Change  
(May 2006)

Austin = 2.19%

Dallas = 3.17%

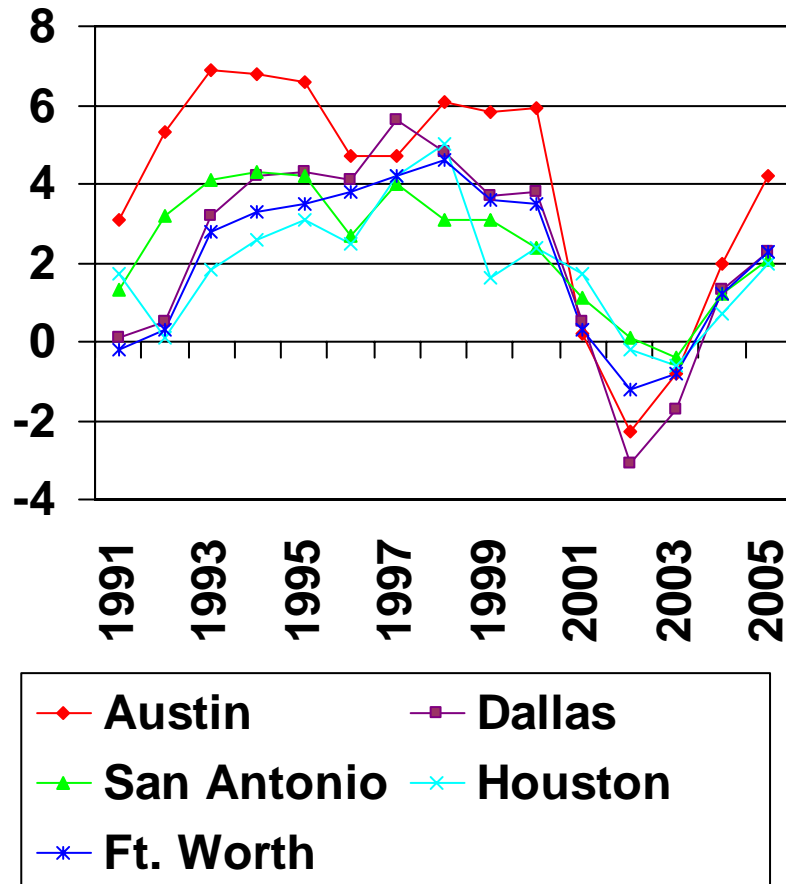
San Antonio = 0.00%

Houston = 1.75%

Ft. Worth = 0.29%

# Nonfarm Employment

## Year-Over-Year Growth, Seasonally Adjusted



### 2005 Growth

Austin = 2.6%

Dallas = 2.3%

San Antonio = 2.1%

Houston = 2.0%

Ft. Worth = 2.3%

### Avg. Growth: 1991-2005

Austin = 4.0%

Dallas = 2.2%

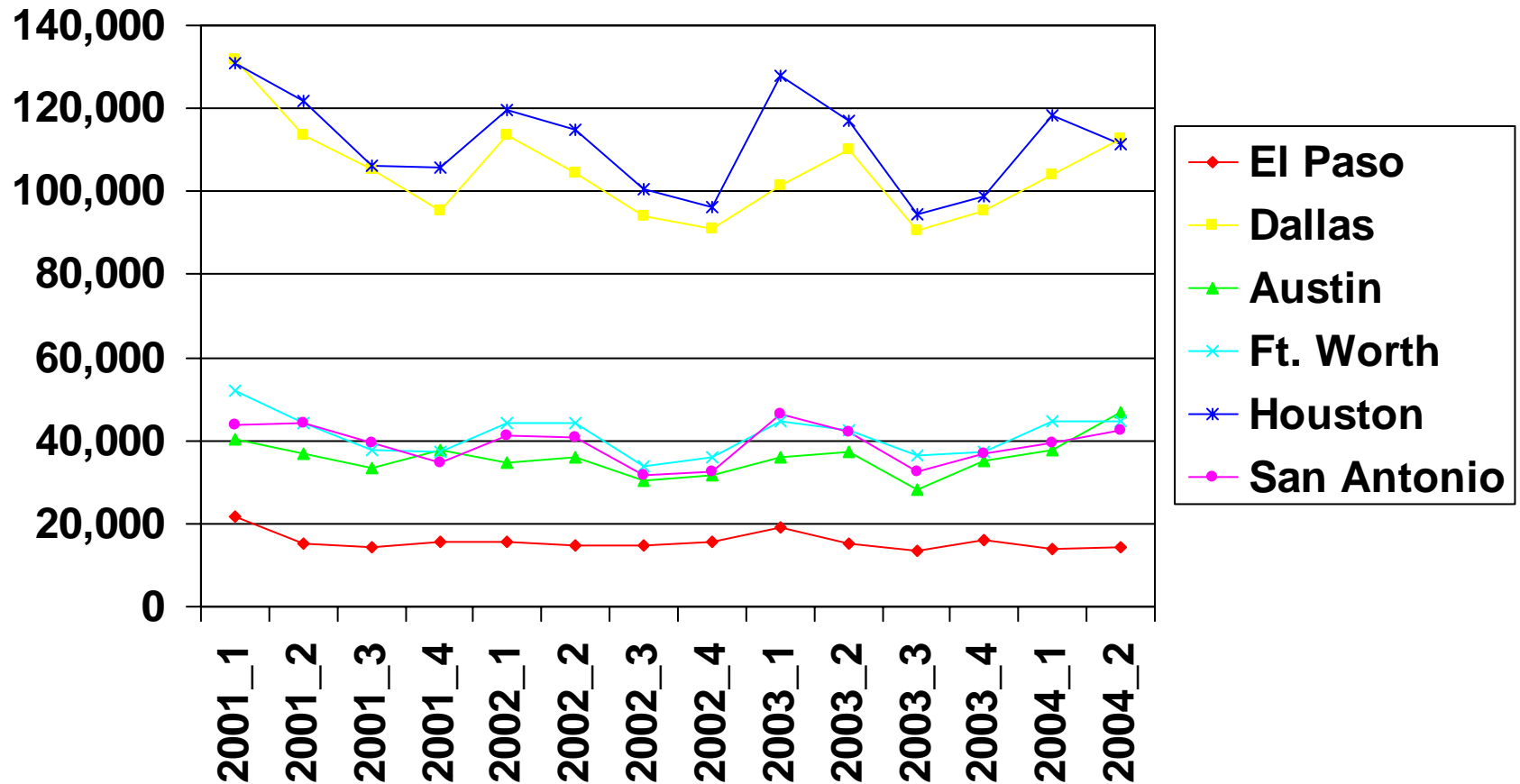
San Antonio = 2.4%

Houston = 1.9%

Ft. Worth = 2.1%

# Job Creation

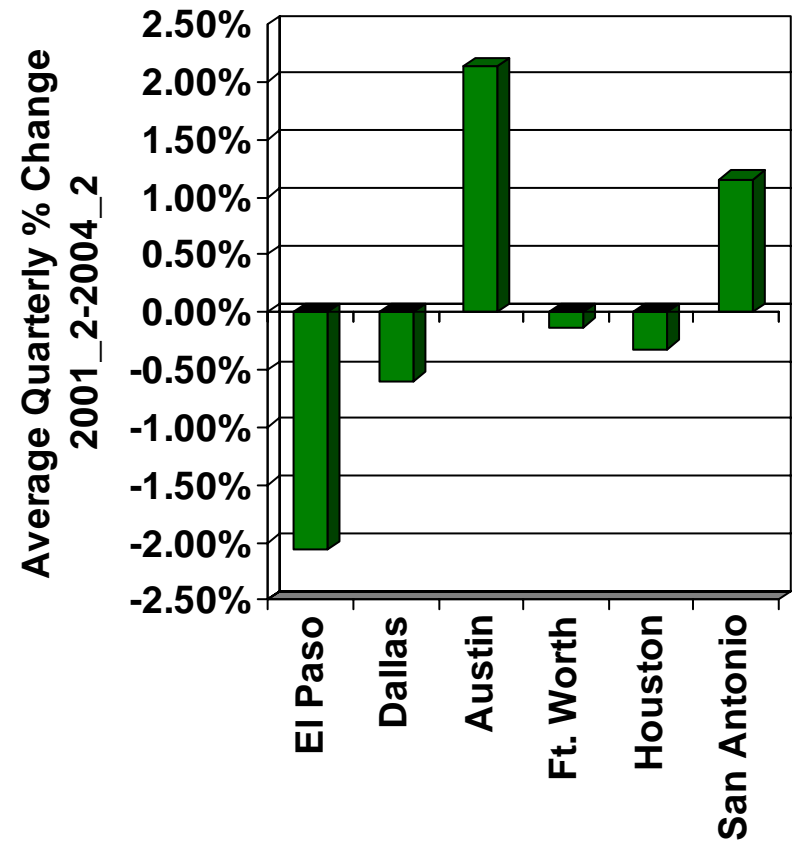
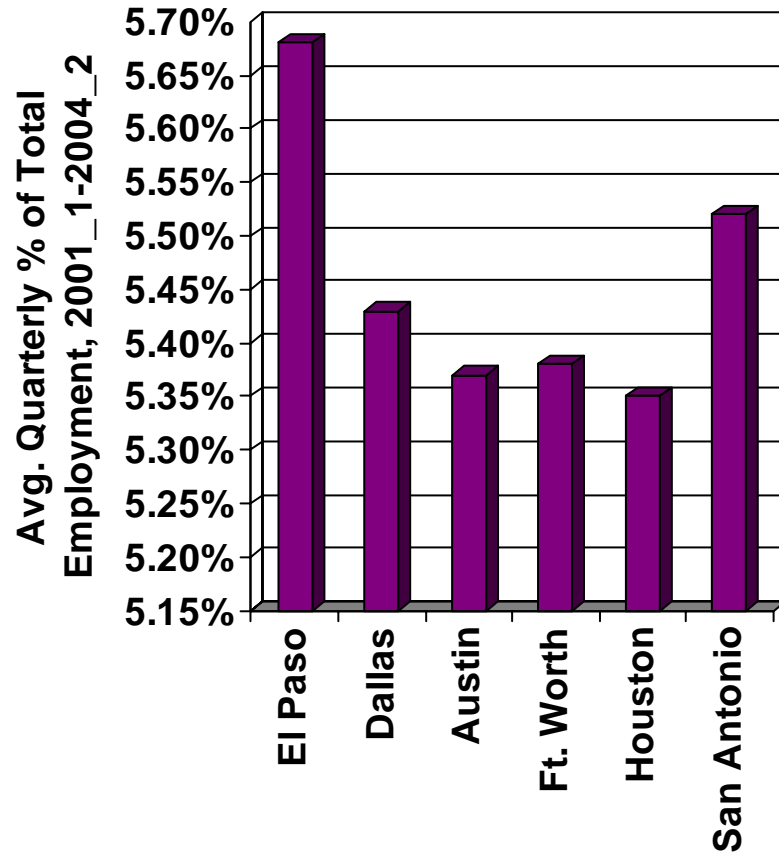
## By Quarter



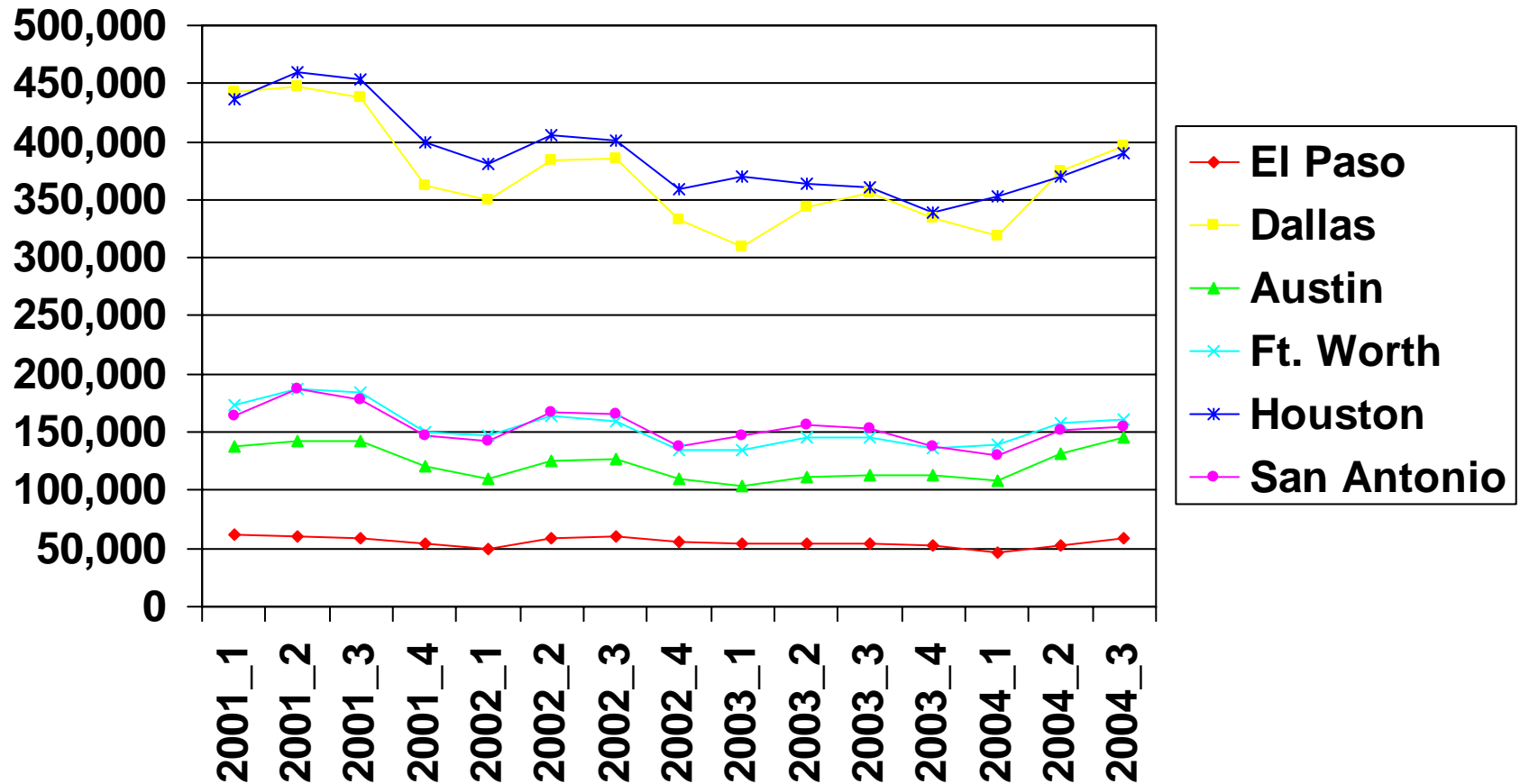
***Job creation** is defined as the number of new jobs that are created by either new area businesses or the expansion of employment by existing firms.*

*Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics*

# Job Creation (cont.)



# New Hires



# “Emerging Hubs for Creative Talent”

## U.S. Cities

- Sacramento, CA
- Phoenix, AZ
- Salt Lake City, UT
- San Antonio, TX
- Raleigh-Durham, NC
- San Diego, CA
- Portland, OR
- Madison, WI
- Tucson, AZ
- Colorado Springs, CO

## International Cities

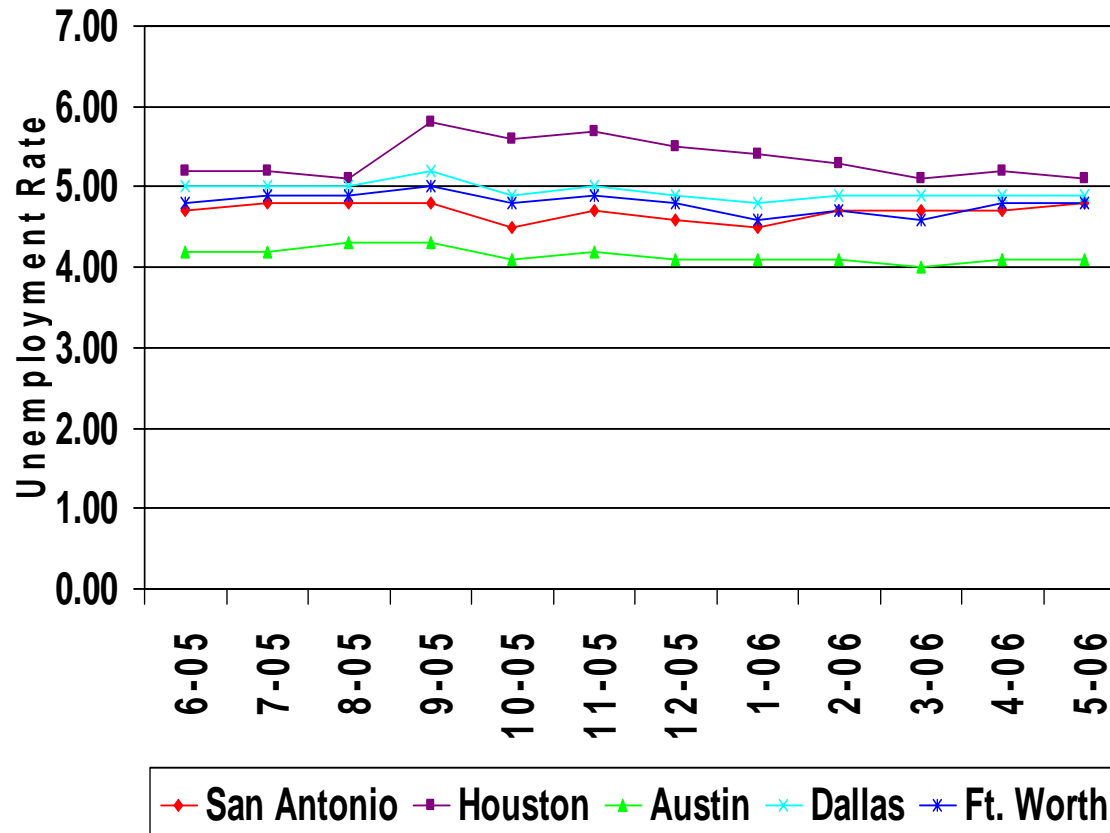
- Dublin, Ireland
- Helsinki, Finland
- Montreal, Quebec
- Sydney, Australia
- Vancouver, British Columbia

Source: *Fast Company*, Nov. 2005, pp. 63-70. Based on cities “that have offered the most potent mix of talent, technology, and tolerance” as determined by Richard Florida.

# Monthly Unemployment Rate

## June 2005 – May 2006

### Seasonally Adjusted



As of May 2006

San Antonio = 4.8%

Houston = 5.1%

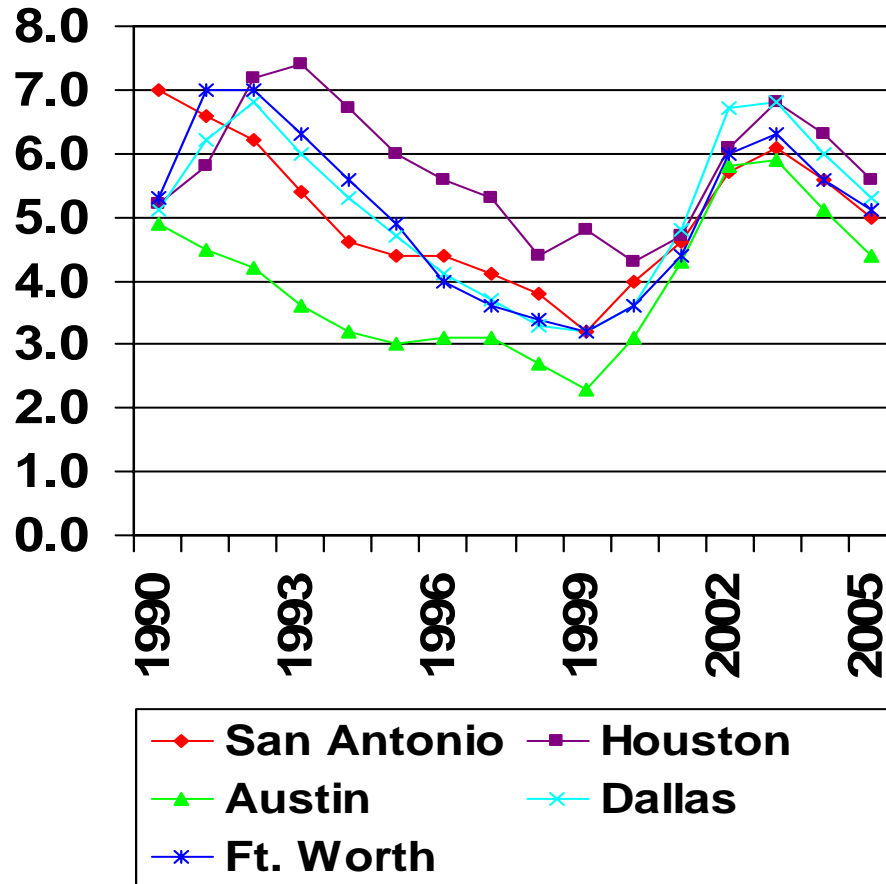
Austin = 4.1%

Dallas = 4.9%

Ft. Worth = 4.8%



# Annual Unemployment Rate Seasonally Adjusted



**Avg. Unemployment: 1990-2005**

San Antonio = 5.0%

Houston = 5.8%

Austin = 4.0%

Dallas = 5.1%

Ft. Worth = 5.1%

# Average Annual Unemployment Rate Comparison: 1996-2005 Not Seasonally Adjusted

## **Texas**

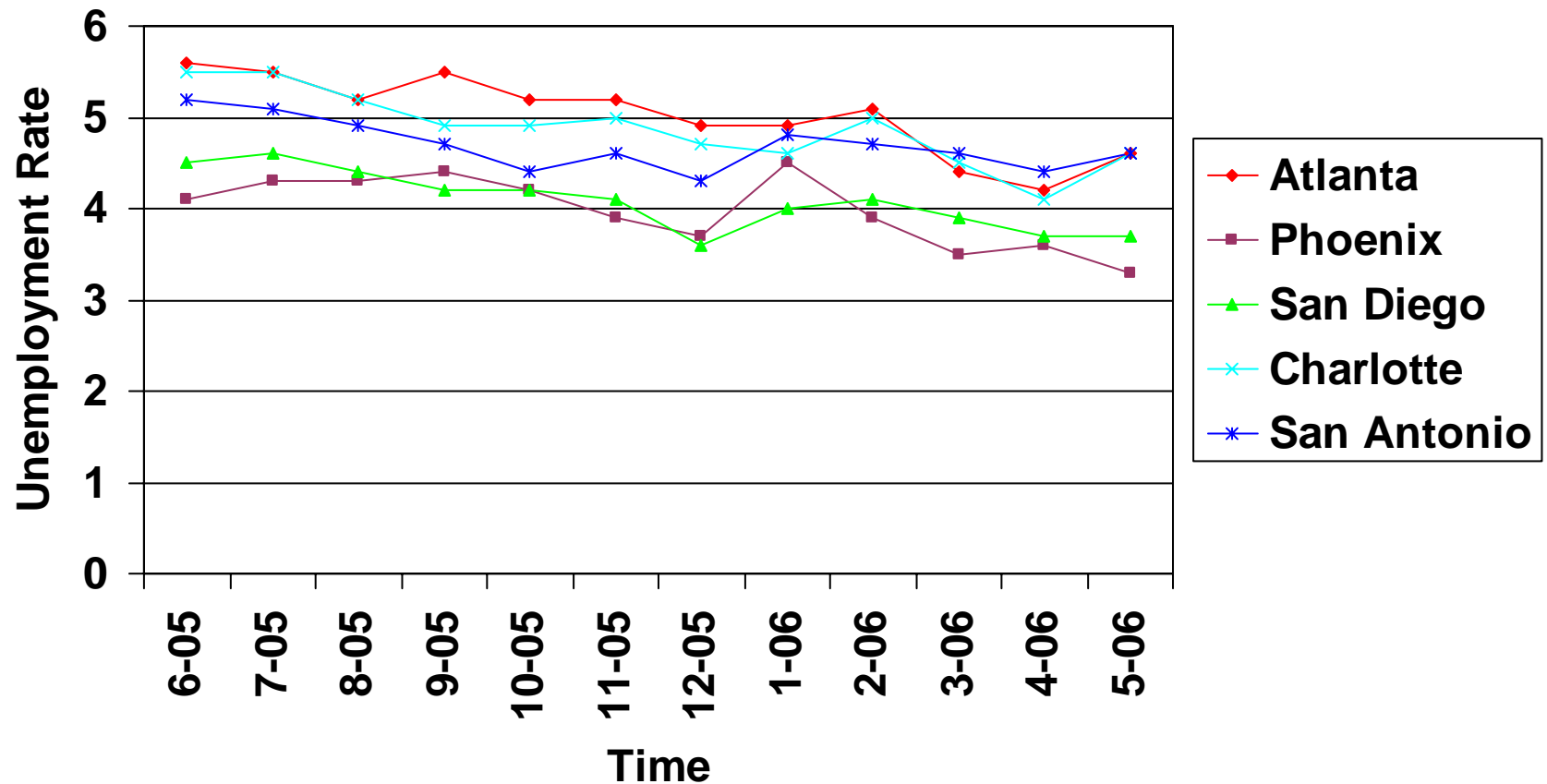
El Paso	8.90%
Houston	5.35%
Dallas-Ft. Worth	4.65%
San Antonio	4.63%
Austin	3.96%

## **Selected Cities**

San Antonio	4.63%
Charlotte	4.38%
San Diego	4.37%
Atlanta	4.02%
Phoenix	3.96%

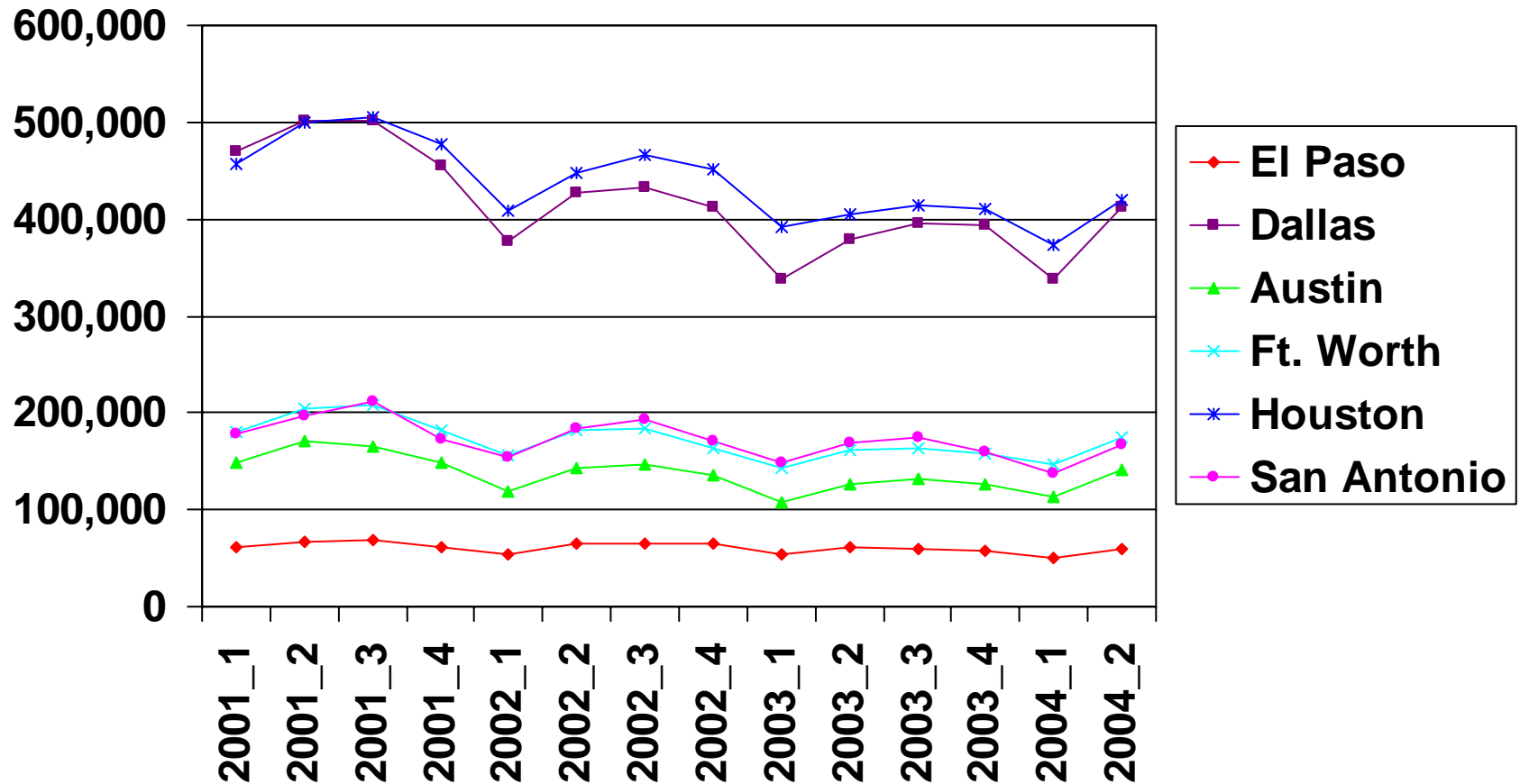
*Source: Bureau of Labor Statistics; City of San Antonio Economic Development Department*

# Unemployment Rates by Metropolitan Area Not Seasonally Adjusted



Source: Bureau of Labor Statistics

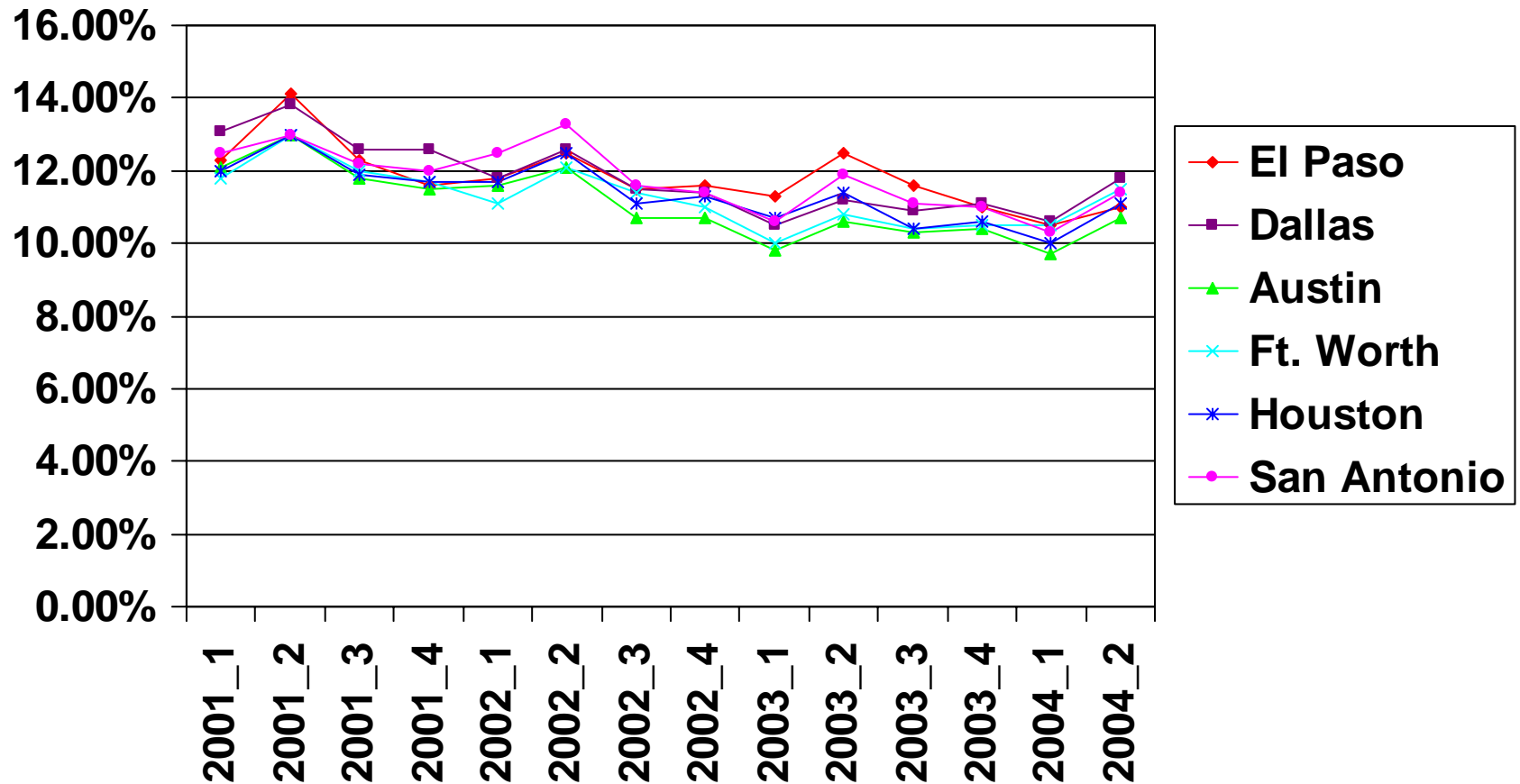
# Separations



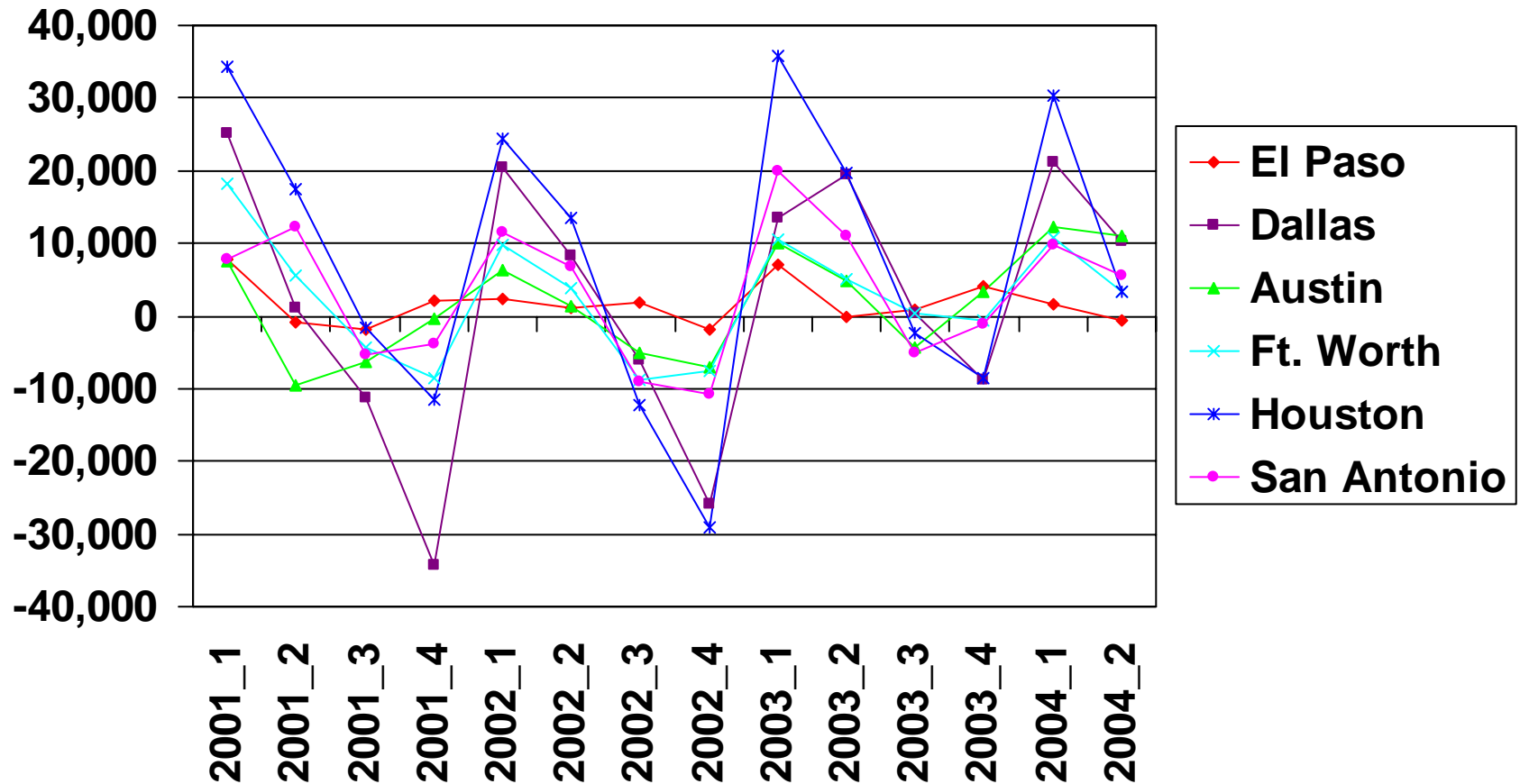
*Separations* is defined as the total number of workers who were employed by a business in the current quarter, but not in the subsequent quarter.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics

# Workforce Turnover Rate



# Net Job Flows

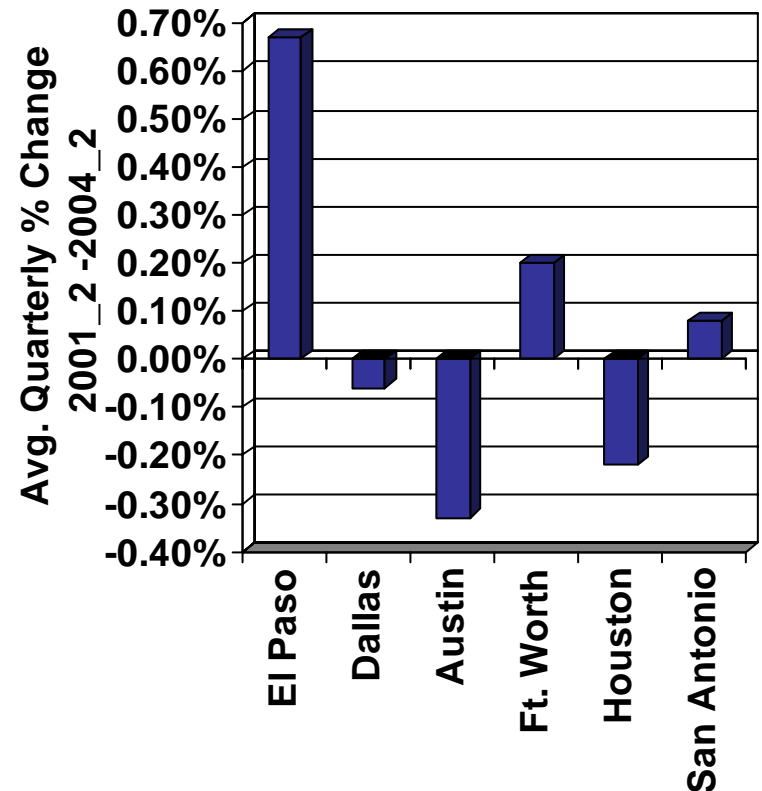
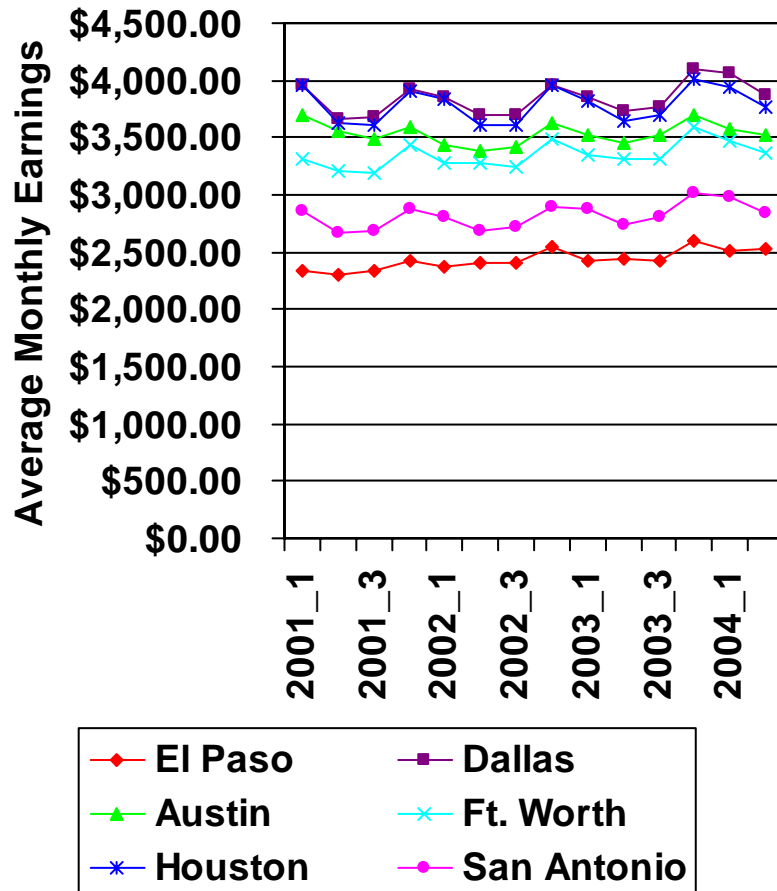


*Net job flows* is defined as the difference between current and previous employment at each business.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics

# Wages and Income

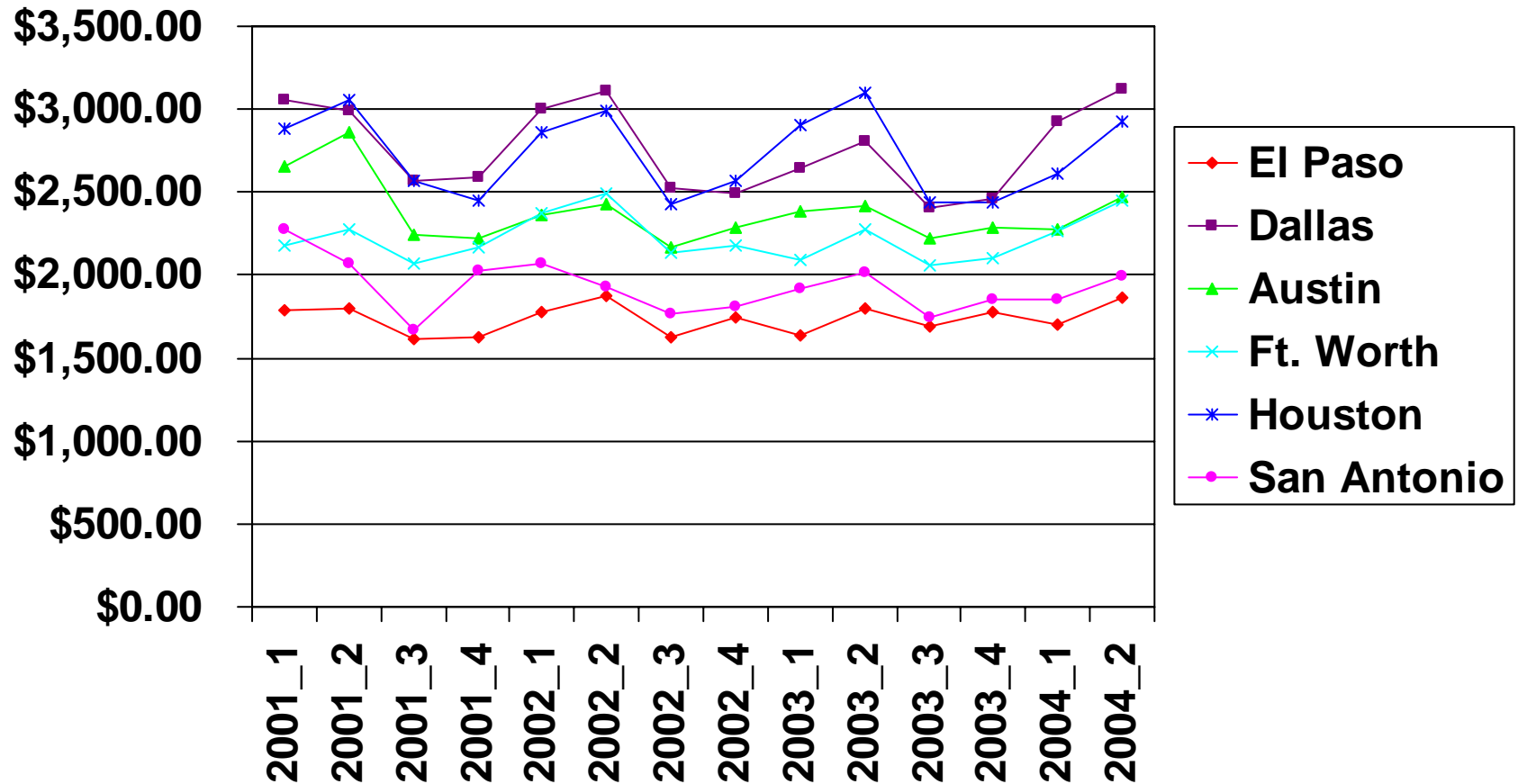
# Average Monthly Earnings



Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics



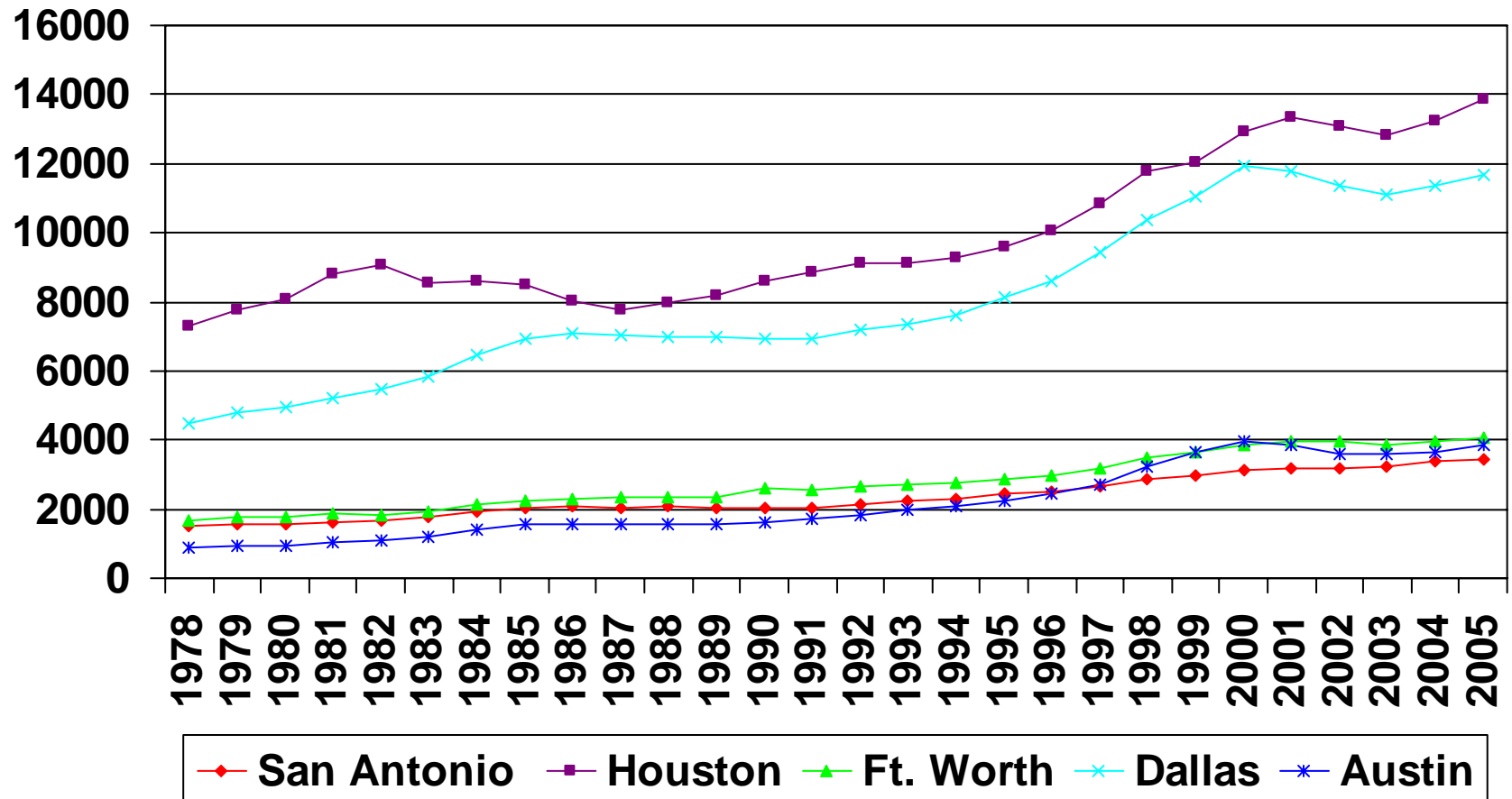
# Average New Hire Earnings



Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics

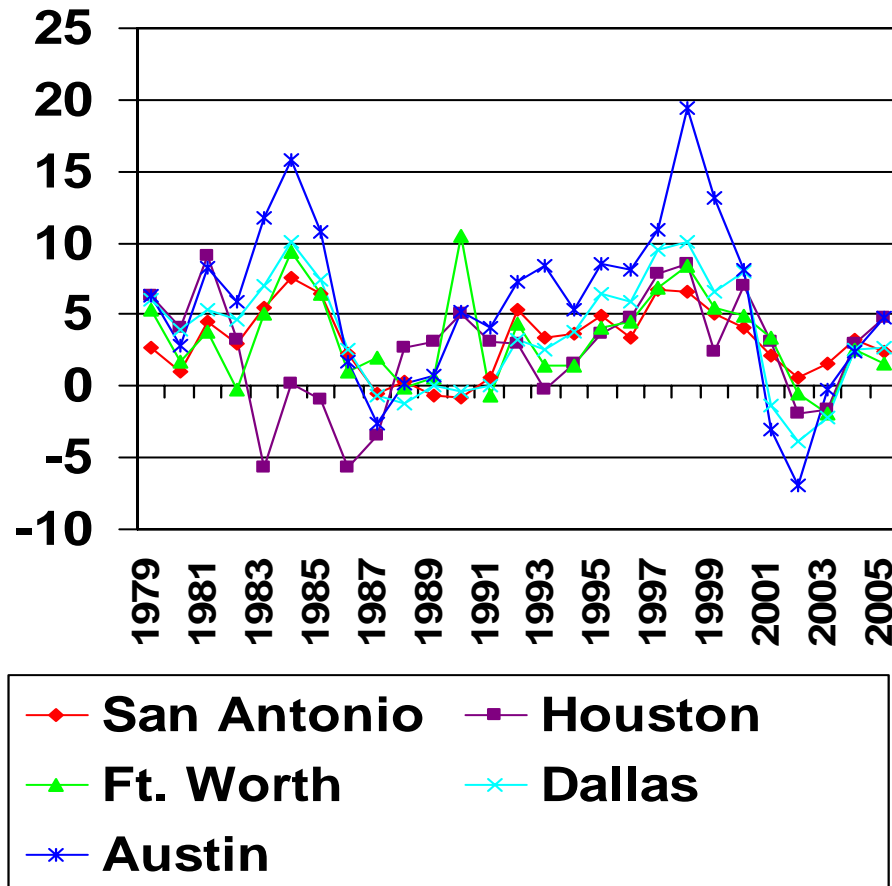
# Real Wages Paid

Seasonally Adjusted, Millions of 1982-1984 Dollars



Source: Federal Reserve Bank of Dallas

# Real Wages Paid – Annual Percent Growth Seasonally Adjusted



Avg. Annual Percent Growth  
1979-2005

San Antonio = 3.15%

Houston = 2.48%

Ft. Worth = 3.39%

Dallas = 3.67%

Austin = 5.84%

# Median Household Income

## 2000 Census

### Texas MSAs

Austin	\$48,950
Dallas/Ft. Worth	\$47,418
Houston	\$44,761
San Antonio	\$39,140
El Paso	\$31,051

### Selected MSAs

Atlanta	\$51,948
San Diego	\$47,067
Charlotte	\$46,308
Phoenix	\$44,472
San Antonio	\$39,140

\* A *household* consists of all people who occupy a housing unit regardless of relationship. A household may consist of a person living alone or multiple unrelated individuals or families living together.

# Median Family Income

## Census 2000

### Texas MSAs

Austin	\$59,426
Dallas/Ft. Worth	\$55,016
Houston	\$51,426
San Antonio	\$44,729
El Paso	\$33,410

### Selected MSAs

Atlanta	\$59,313
Charlotte	\$54,211
San Diego	\$53,438
Phoenix	\$51,126
San Antonio	\$44,729

\* A *family* consists of two or more people, one of whom is the householder, related by birth, marriage, or adoption and residing in the same housing unit.

# Per Capita Personal Income 2004

## **Texas MSAs**

Houston	\$36,852
Dallas/Ft. Worth	\$35,502
Austin	\$32,494
San Antonio	\$ 28,946
El Paso	\$21,829

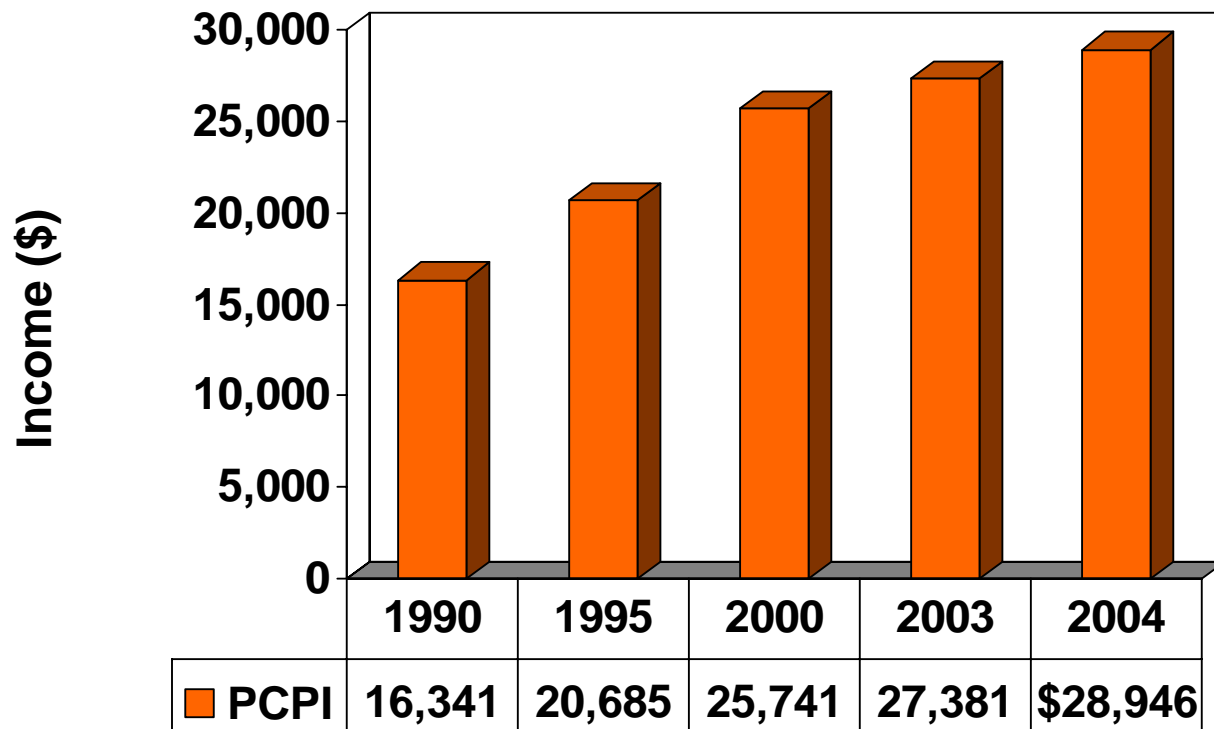
## **Selected MSAs**

San Diego	\$37,965
Atlanta	\$33,838
Charlotte	\$34,816
Phoenix	\$31,133
San Antonio	\$28,946

*Source: Bureau of Economic Analysis*

# San Antonio MSA

## Per Capita Personal Income



# Per Capita Personal Income 10-Year Average Annual Growth Rate 1994-2004

## Texas MSAs

Austin	8.2%
Houston	7.0%
Dallas/Ft. Worth	6.8%
<b>San Antonio</b>	<b>6.0%</b>
El Paso	5.4%

## Selected MSAs

Phoenix	7.9%
Atlanta	6.8%
Charlotte	6.8%
San Diego	6.5%
<b>San Antonio</b>	<b>6.0%</b>

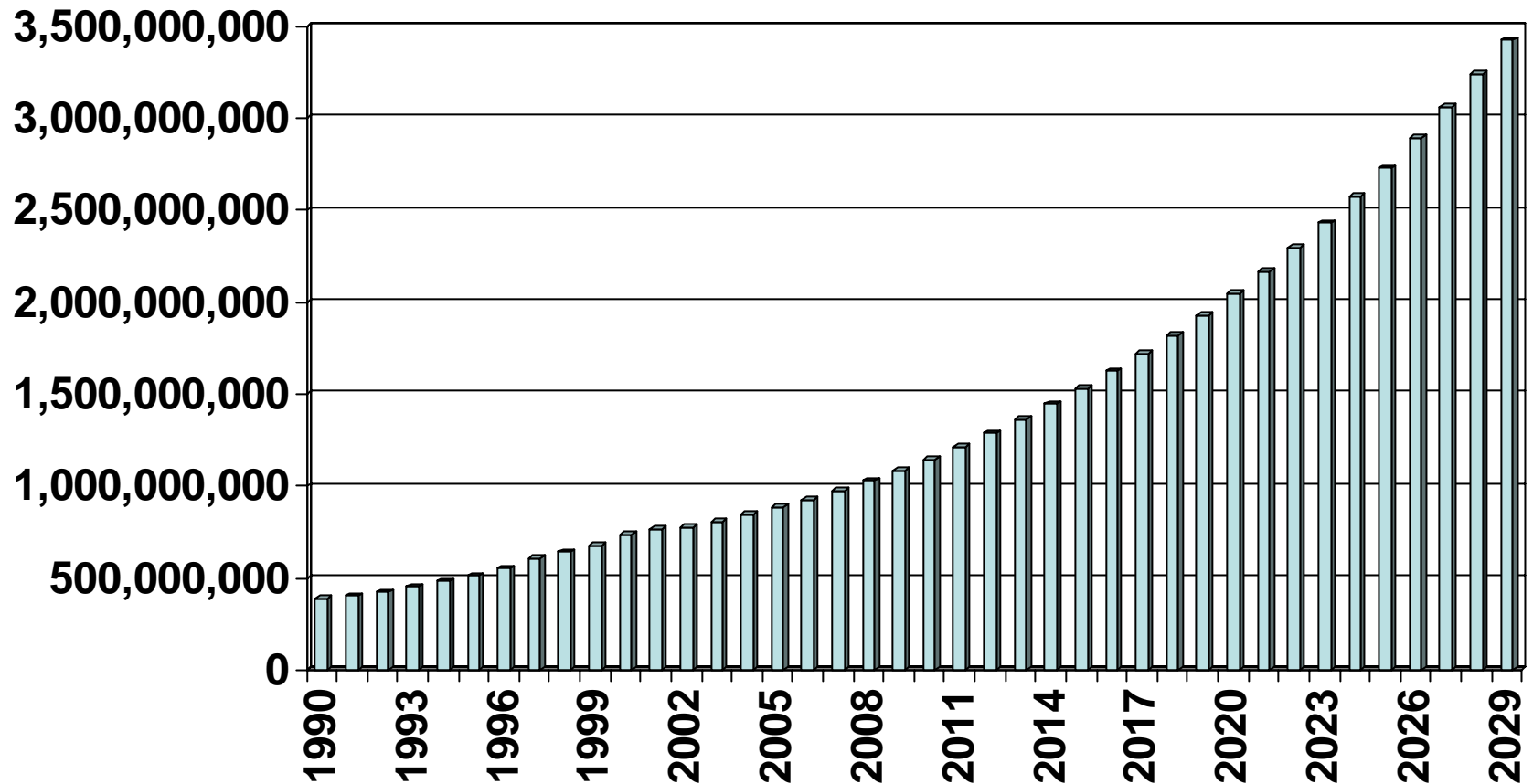


# Gross State Product and Gross Regional Product

Gross state product (GSP) and gross regional product (GRP) provide measures of the size of the state economy and the metropolitan area economy, respectively. They are similar to the Gross Domestic Product measure used to measure the size of the U.S. economy.

# Texas Gross State Product, 1990-2029

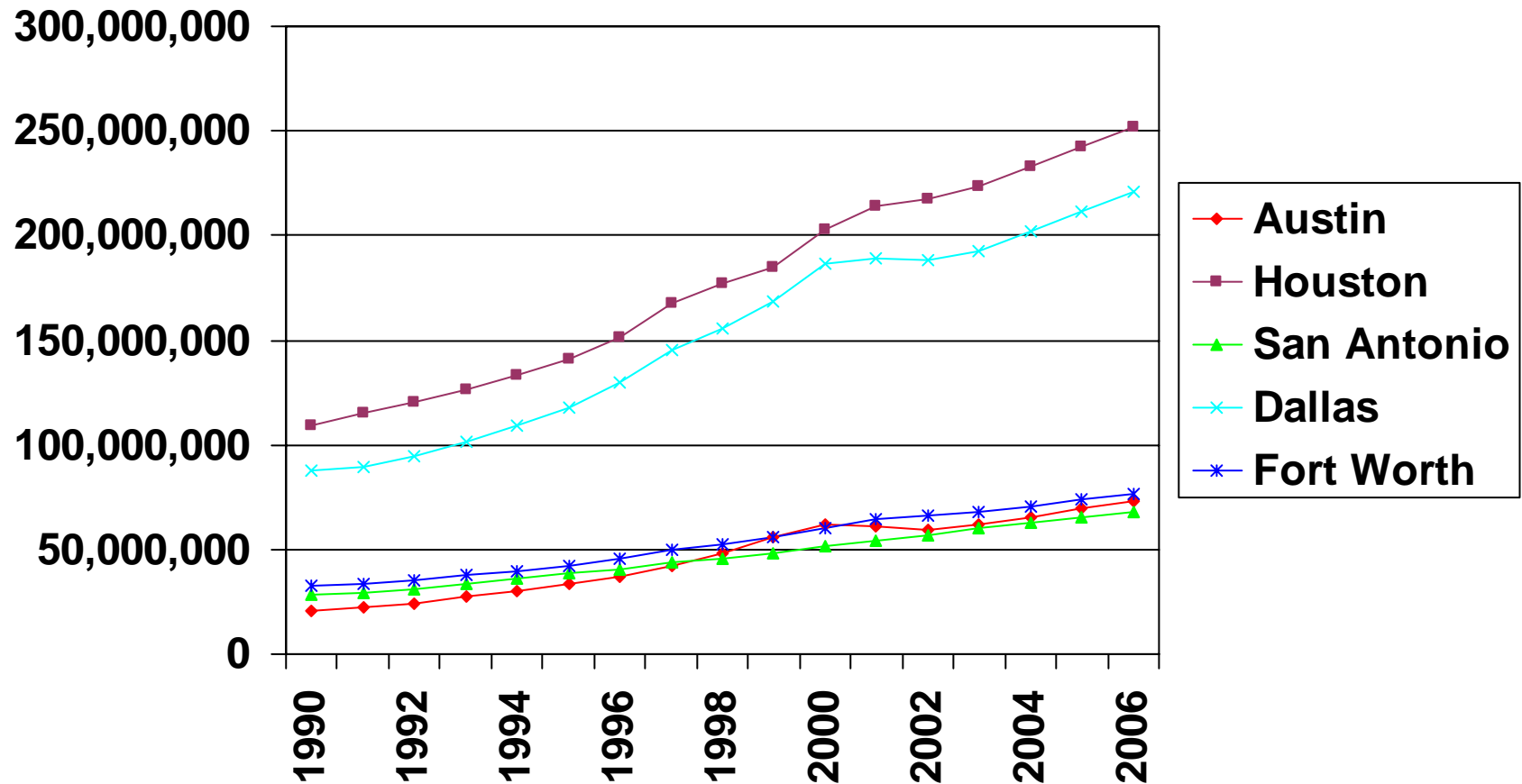
(thousands of dollars)



Source: Texas Workforce Commission; 2003-2029 are estimates.

# Gross Regional Product, 1990-2006

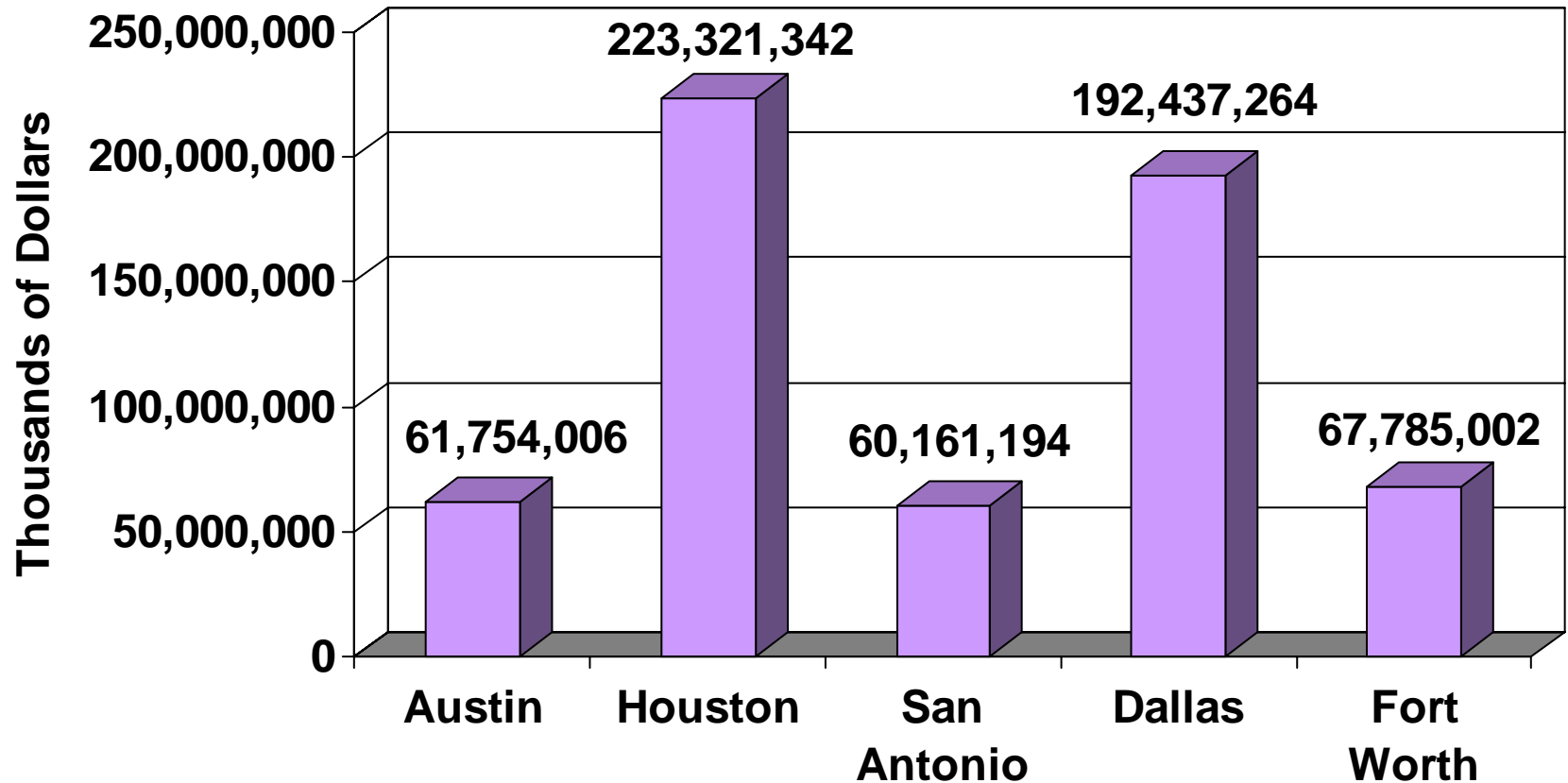
(thousands of dollars)



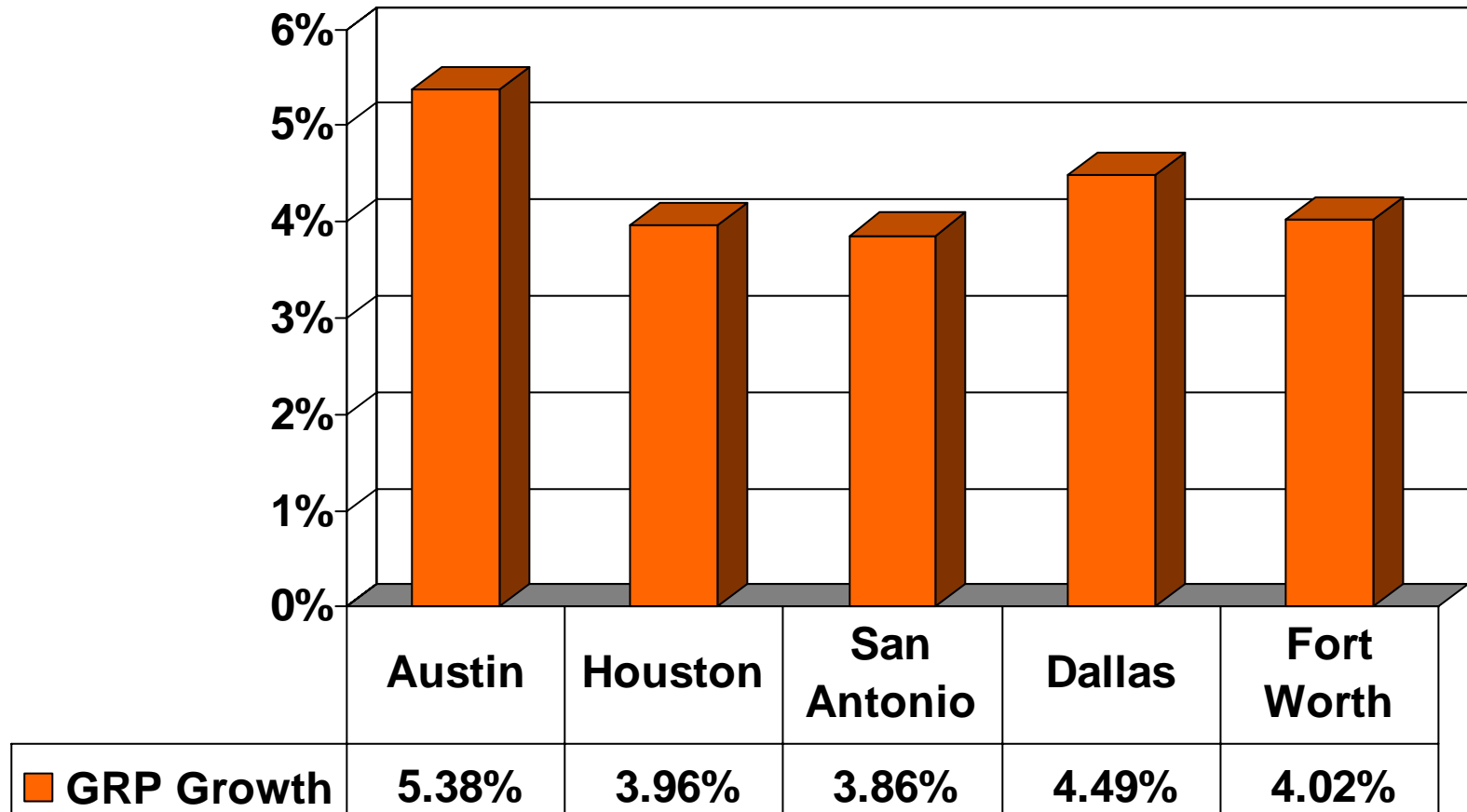
Source: City of San Antonio Economic Development Department

Note: 2004-2006 are estimates.

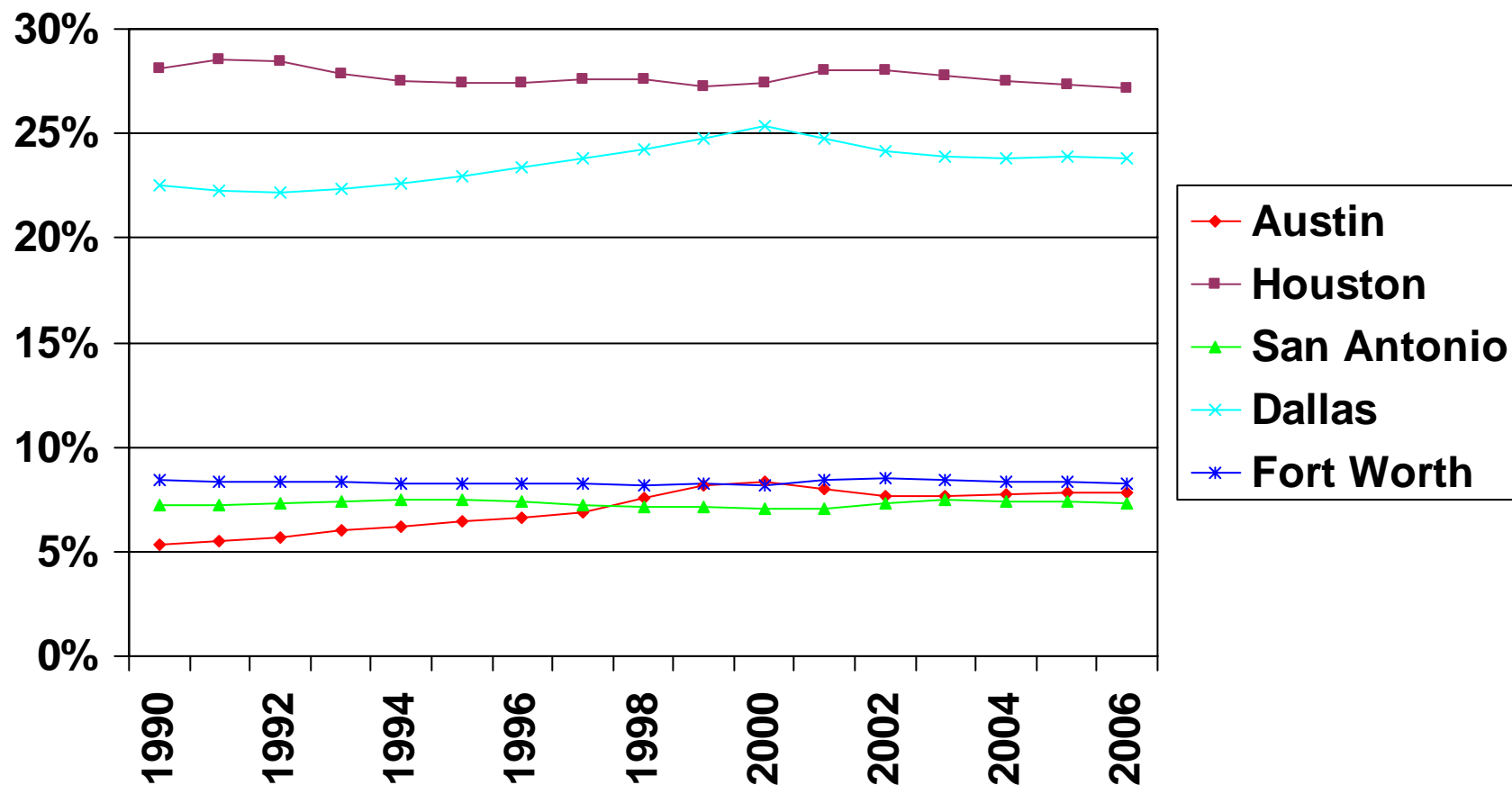
# Gross Regional Product - 2003



# Estimated Growth in Gross Regional Product - 2006



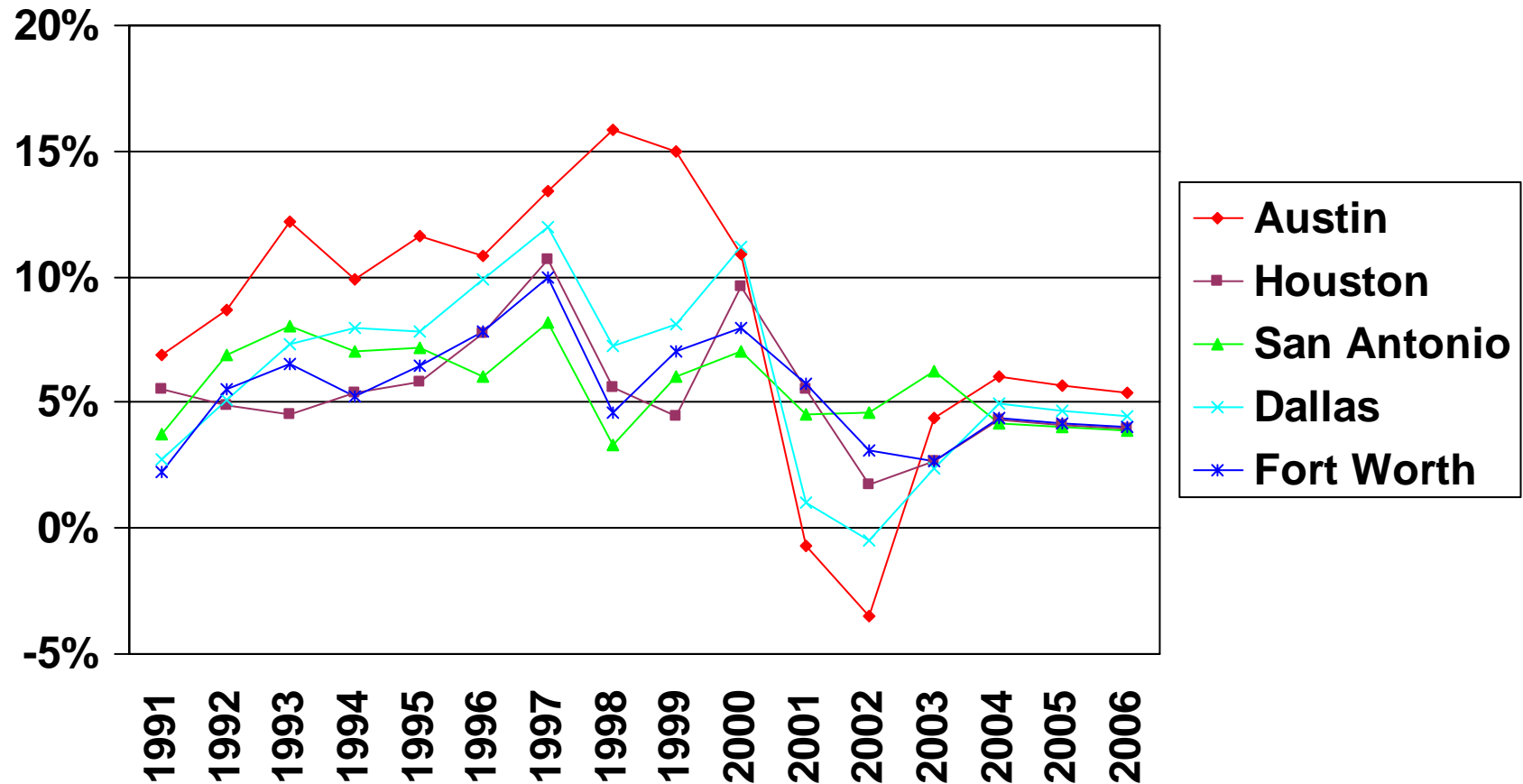
# Gross Regional Product as a % of Gross State Product, 1990-2006



Source: City of San Antonio Economic Development Department

Note: 2004-2006 are estimates.

# Gross Regional Product Growth 1991-2006



Source: City of San Antonio Economic Development Department

Note: 2004-2006 are estimates.



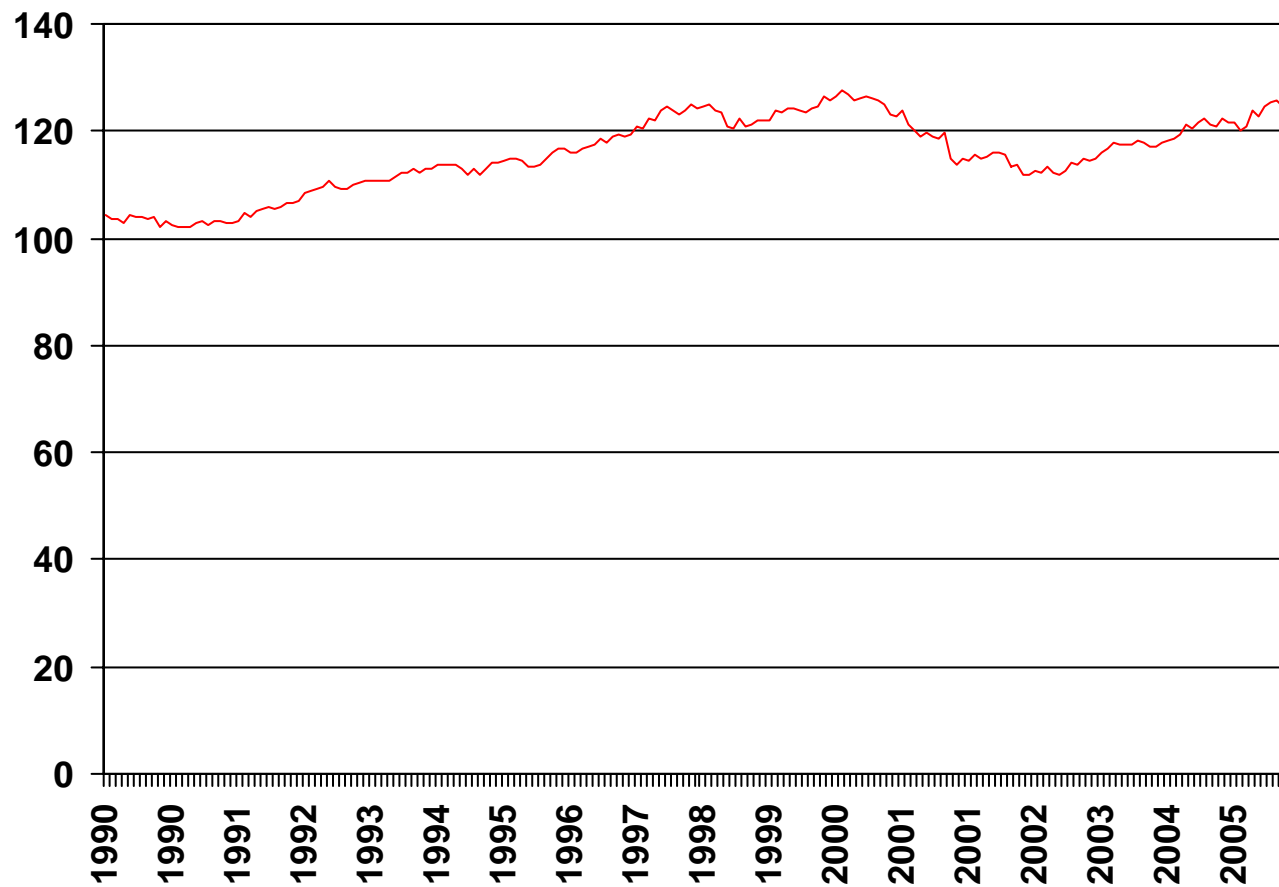
# Coincident and Leading Indices

Coincident Economic Index: The coincident economic index is a single summary statistic that tracks the current state of the economy by being computed from a number of data series that move systematically with overall economic conditions. A rise in the index indicates an expansion of current economic activity and a decline in the index indicates a contraction in current economic activity.

Leading Economic Index: The leading economic index is a single summary statistic that projects the state of the economy in the future (approximately 6-12 months) by being computed from a number of data series that precede movements in the overall economy. A rise in the index indicates a projected increase in economic activity in the future, and a decrease in the index indicates a projected decrease in economic activity in the future.

# Texas Leading Economic Index

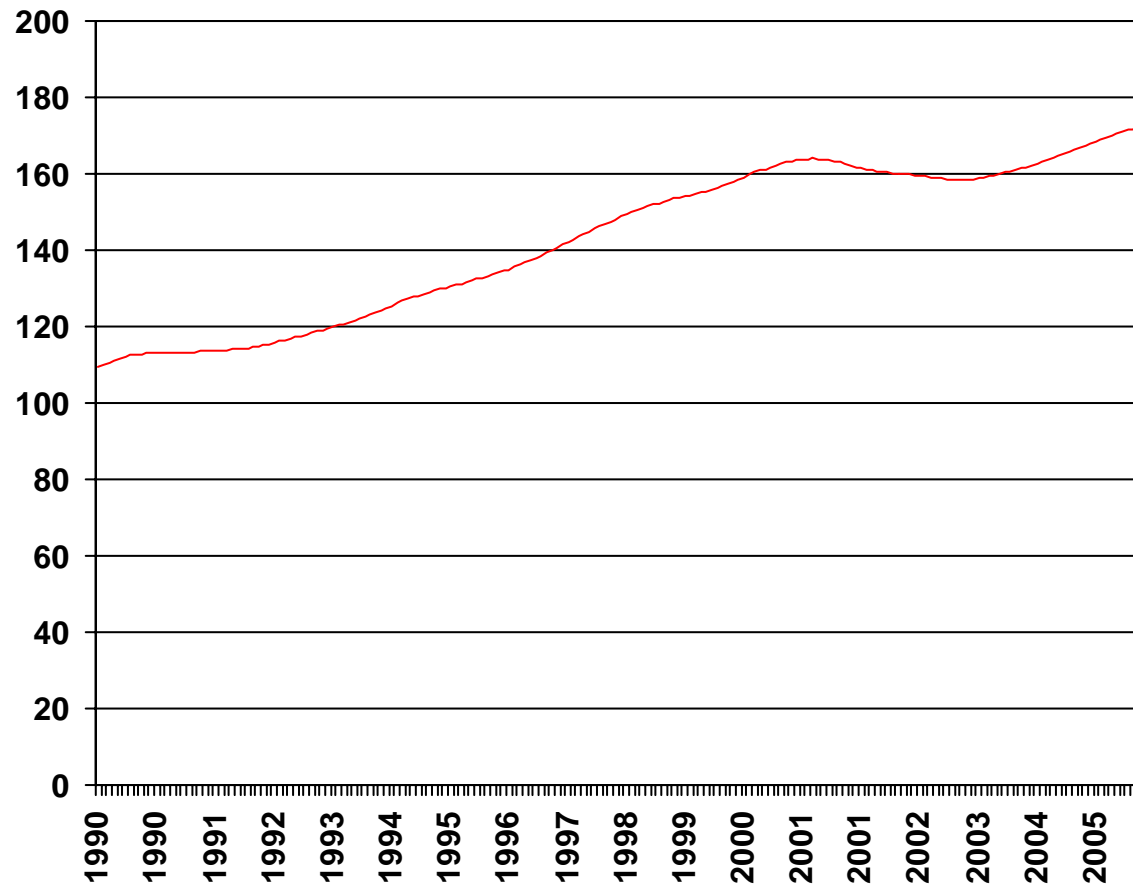
## 01/1990-5/2006



The index declined from 124.7 in April 2006 to 124.6 in May 2006. On an annualized basis, this is a 0.96% decline. This is the third consecutive month of declines in the index.

# Texas Coincident Economic Index

## 01/1990-5/2006

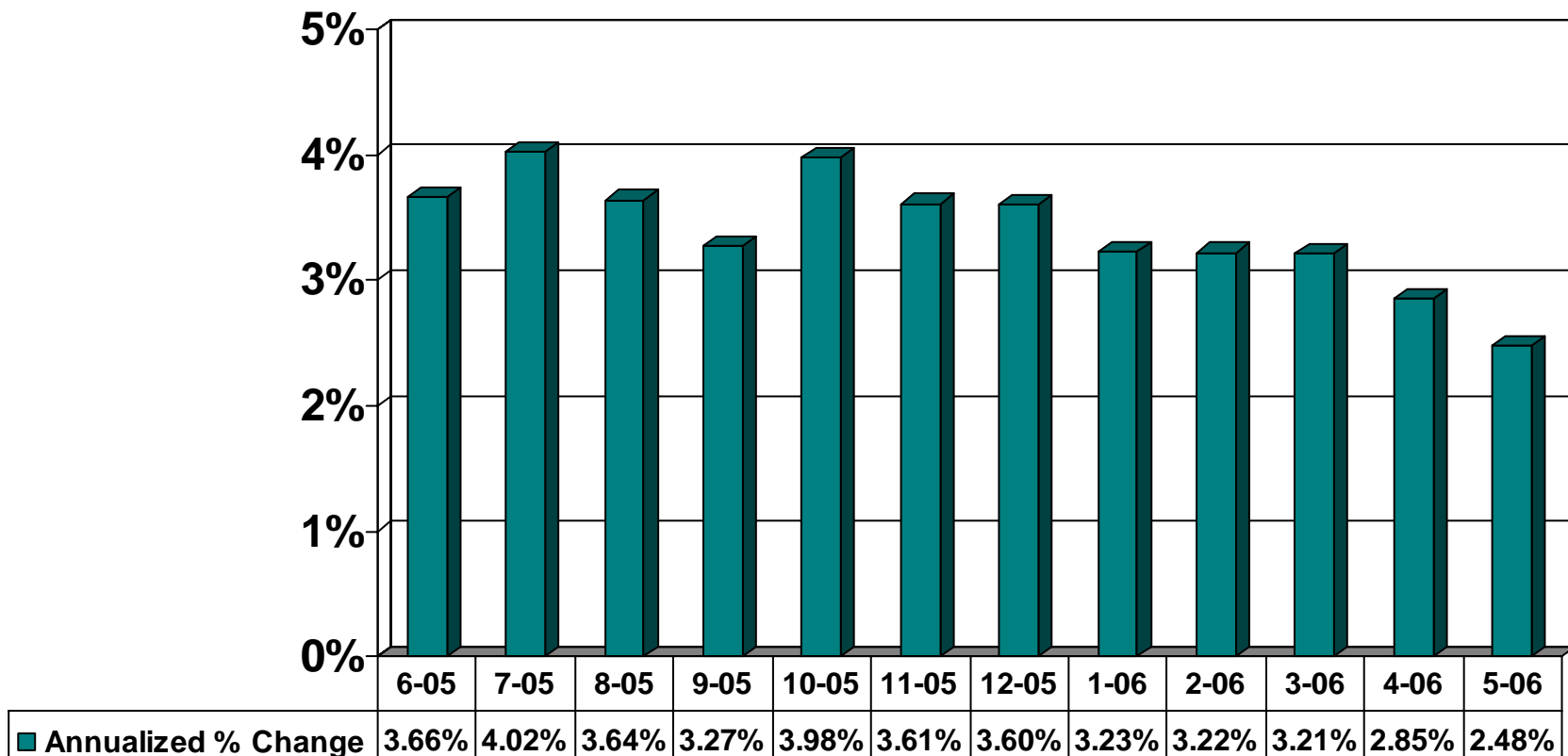


The index increased from 172.21 in April 2006 to 172.57 in May 2006. This is a 0.21% increase.

# Coincident Index - San Antonio

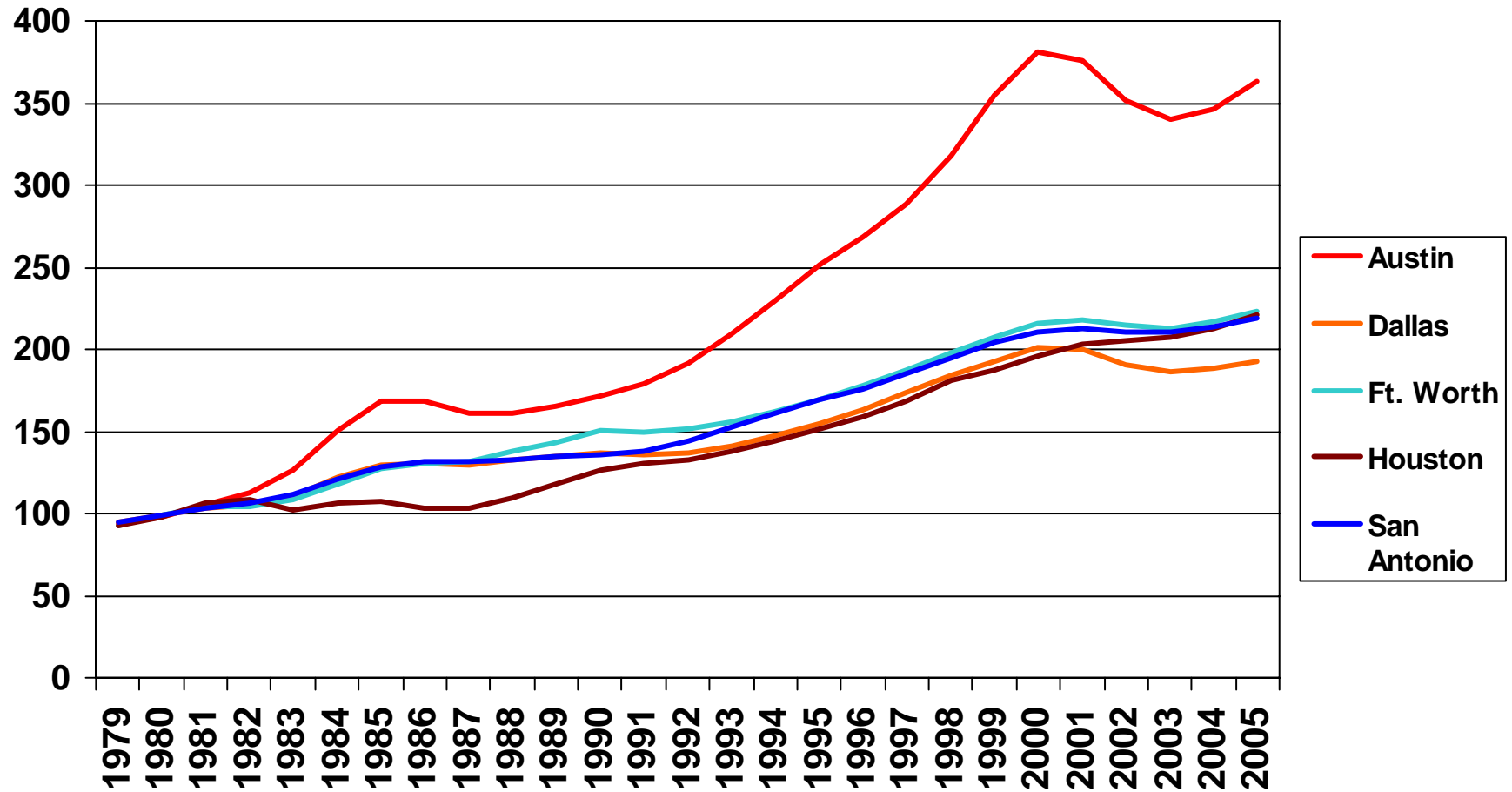
## Annualized Percent Change (Seasonally Adjusted)

June 2005-May 2006



# Coincident Index

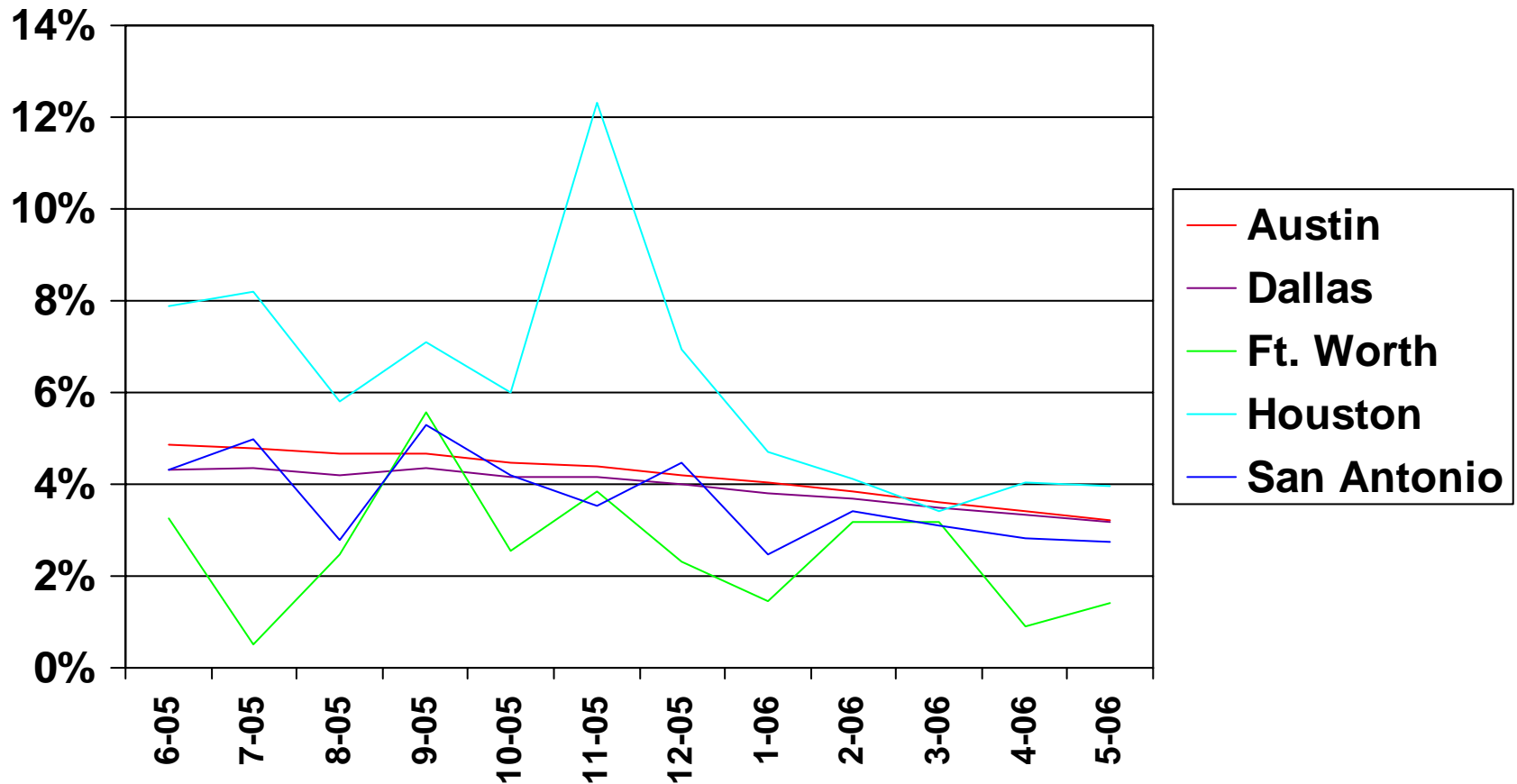
## Major Metropolitan Areas (Seasonally Adjusted)



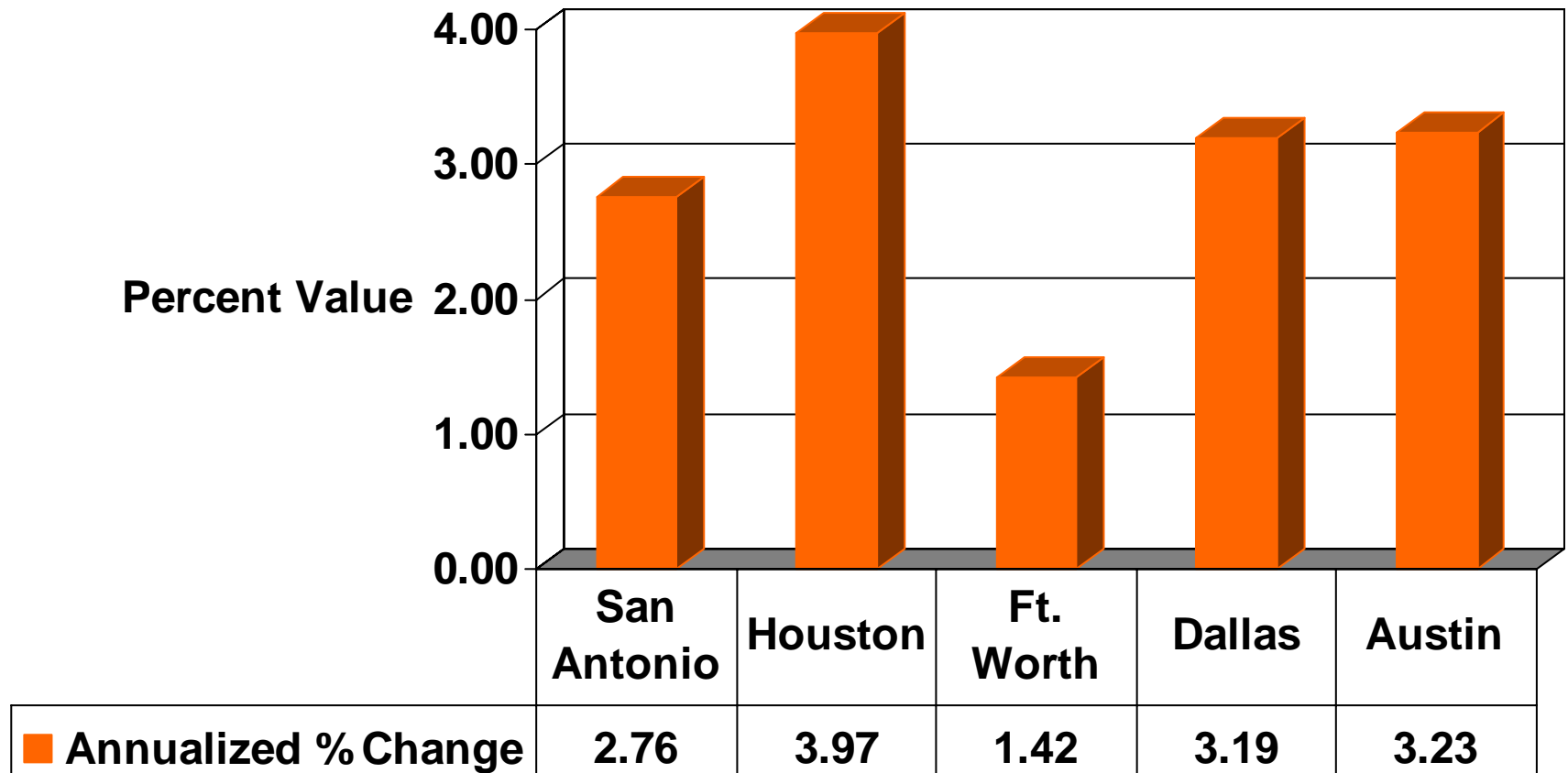
# Coincident Index – Major Metro Areas

## Annualized Percent Change (Seasonally Adjusted)

June 2005-May 2006



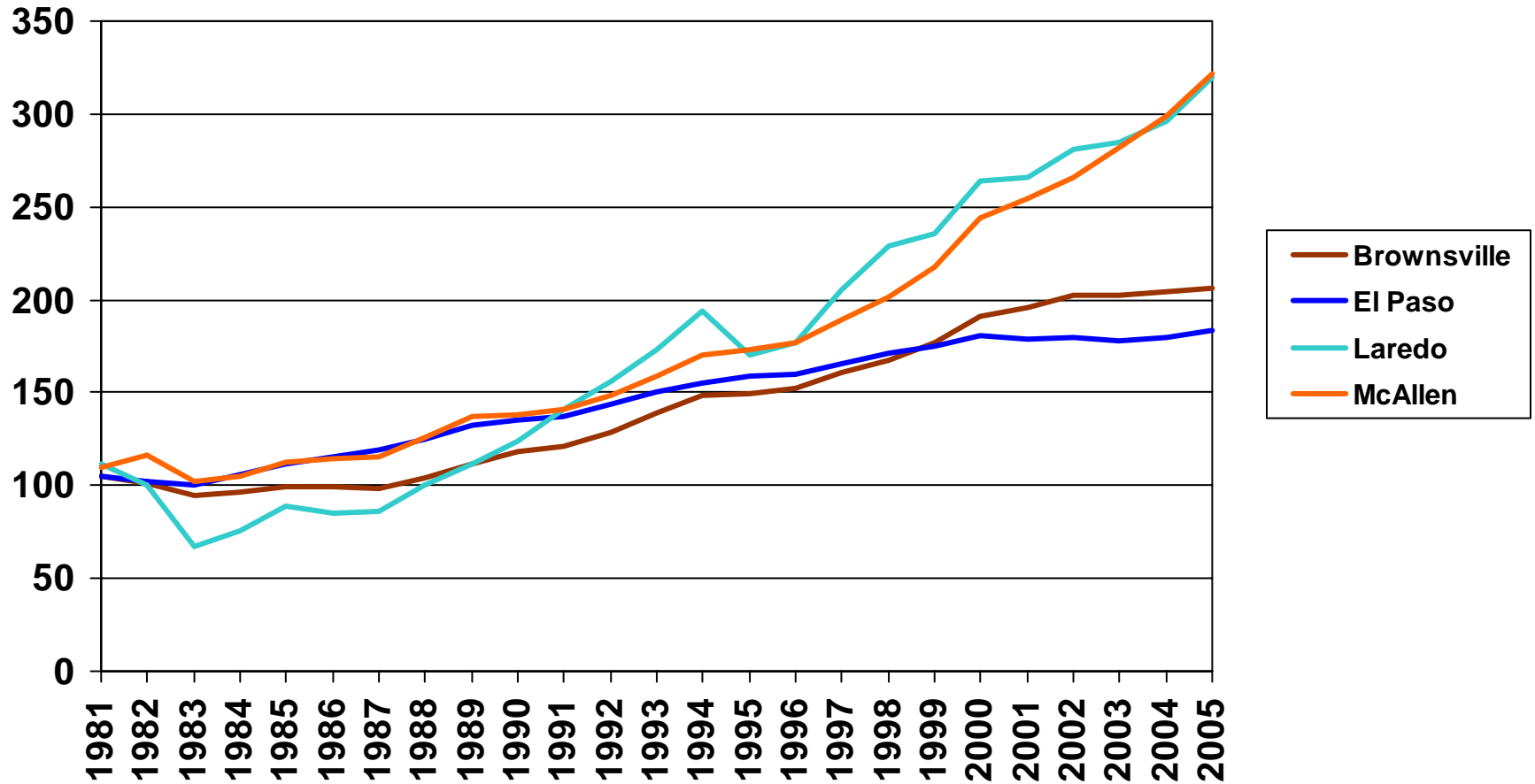
# Coincident Index – Annualized Percent Change May 2006 Seasonally Adjusted



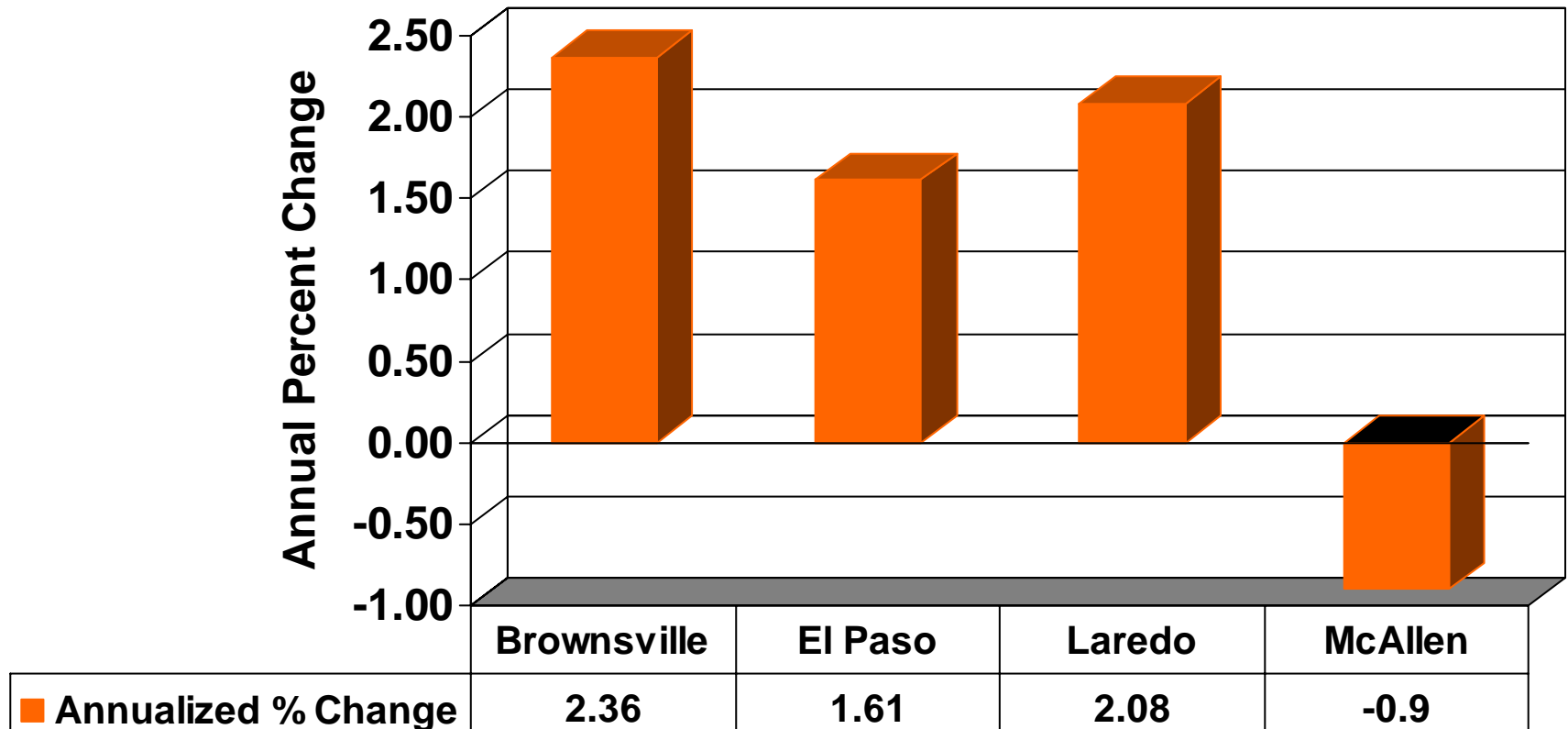


# Coincident Index

## South Texas Border Cities



# Coincident Index – Annualized Percent Change May 2006 Seasonally Adjusted



# Indicators of Innovation Potential

# Top 20 Inventive Towns

Rank	Town	# Patents 2005
1	San Jose, CA	3,867
2	Sunnyvale, CA	1,881
3	Austin, TX	1,705
4	Palo Alto, CA	1,601
5	Fremont, CA	1,440
6	San Diego, CA	1,382
7	Cupertino, CA	1,360
8	Boise, ID	1,213
9	Mountain View, CA	1,128
10	Santa Clara, CA	1,096

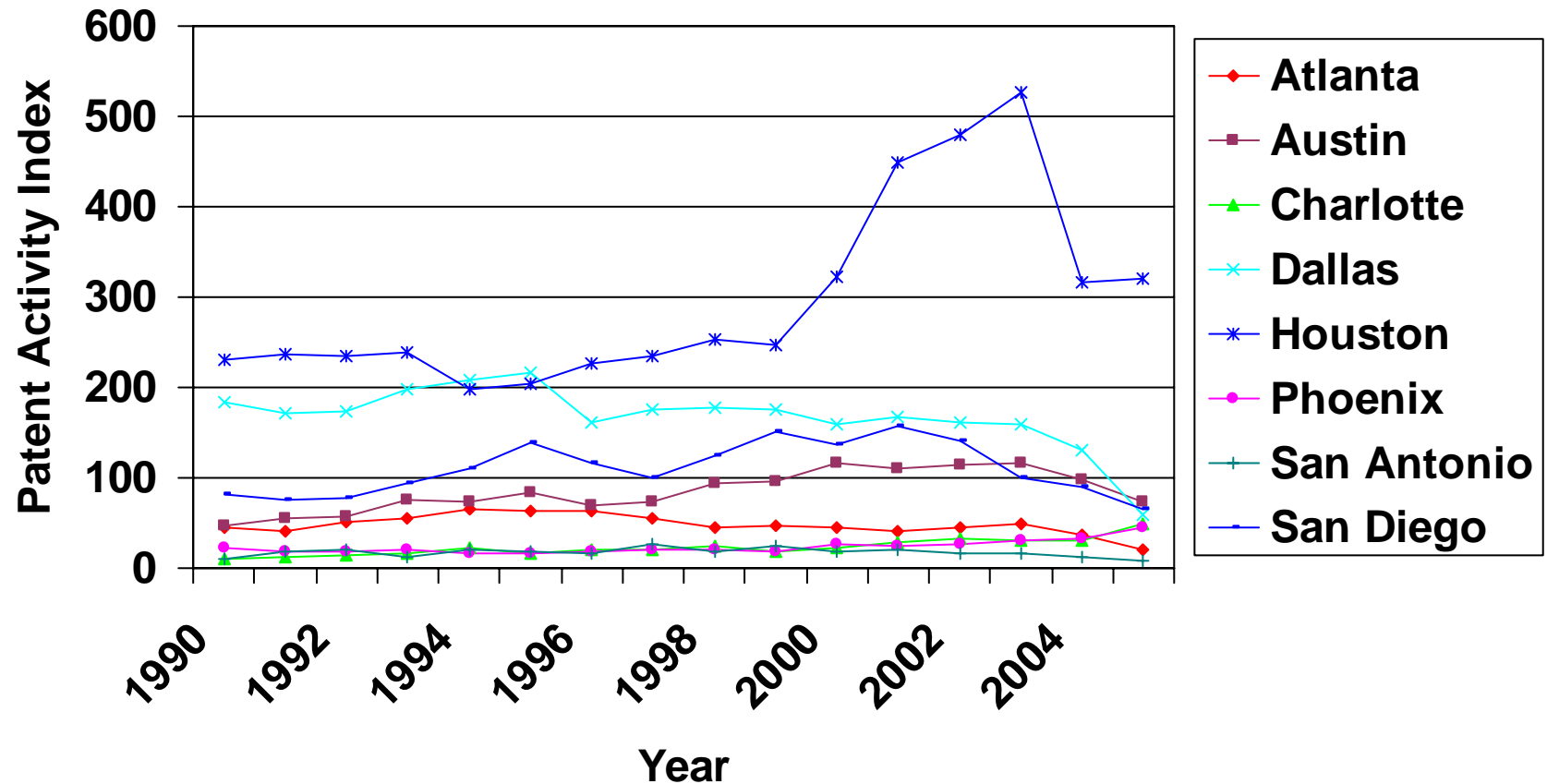
Rank	Town	# Patents 2005
11	Houston, TX	1,071
12	San Francisco, CA	1,022
13	Portland, OR	784
14	Seattle, WA	756
15	Los Altos, CA	719
16	Rochester, NY	664
17	Plano, TX	643
18	Saratoga, CA	620
19	Menlo Park, CA	619
20	New York , NY	614

Source: Albergotti, Reed. July 22-23, 2006. "The Most Inventive Towns in America." *The Wall Street Journal*. p. P1, P6-P7.

All patents are utility patents.

Patent Activity Index: Compares the patent activity within a metropolitan to the other metropolitan areas selected. An index of 100 indicates that the number of utility and design patents granted to the assignee in that year within the metropolitan area equals the average number of patents granted in all of the metropolitan areas shown in the graph.

# Patent Activity Index by Metropolitan Area

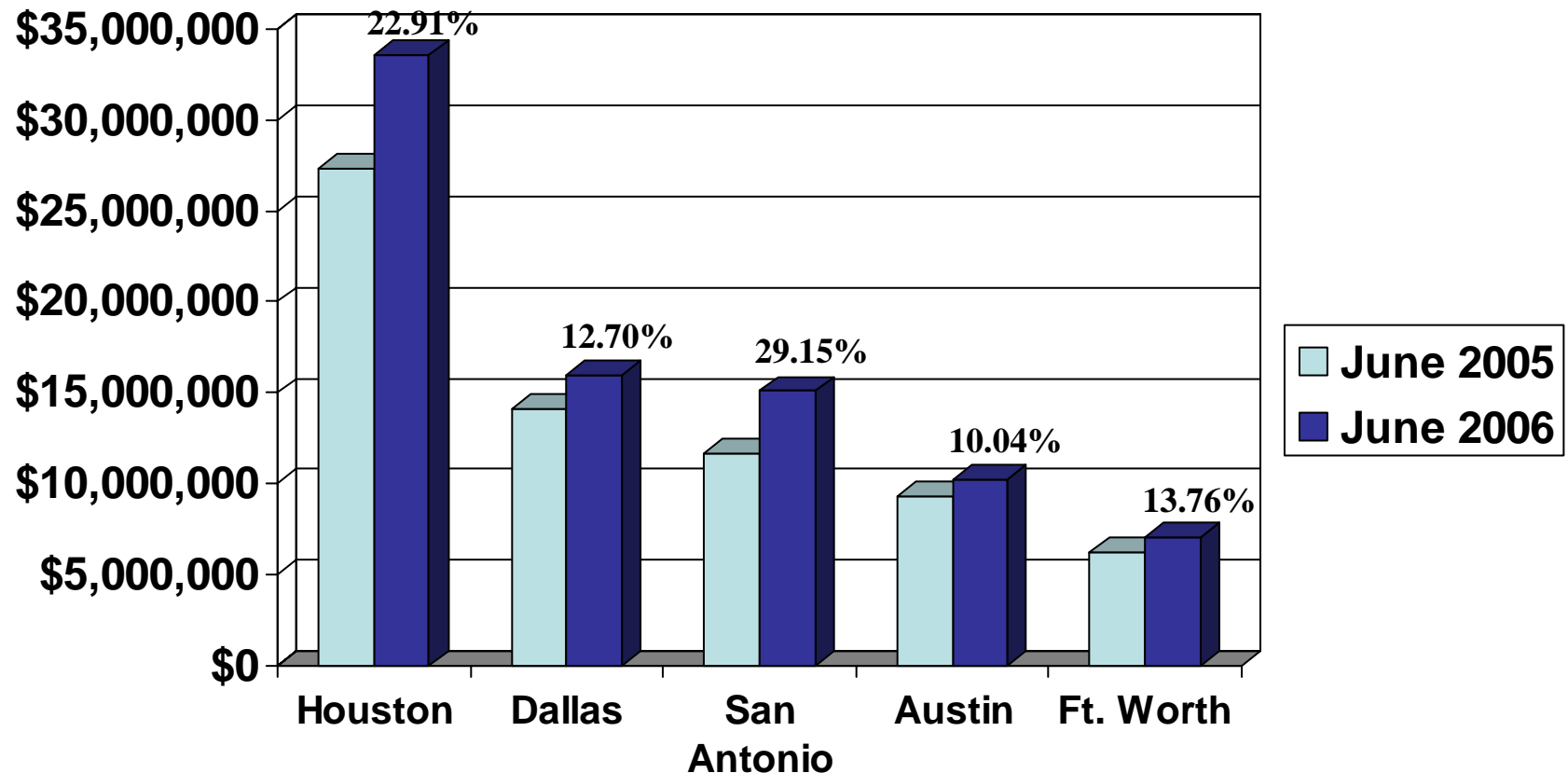


# Sales and Use Tax Revenues

# Sales and Use Tax Revenues By City

## June 2005 to June 2006 Comparison

(Numbers above the blue bars show the percent change)



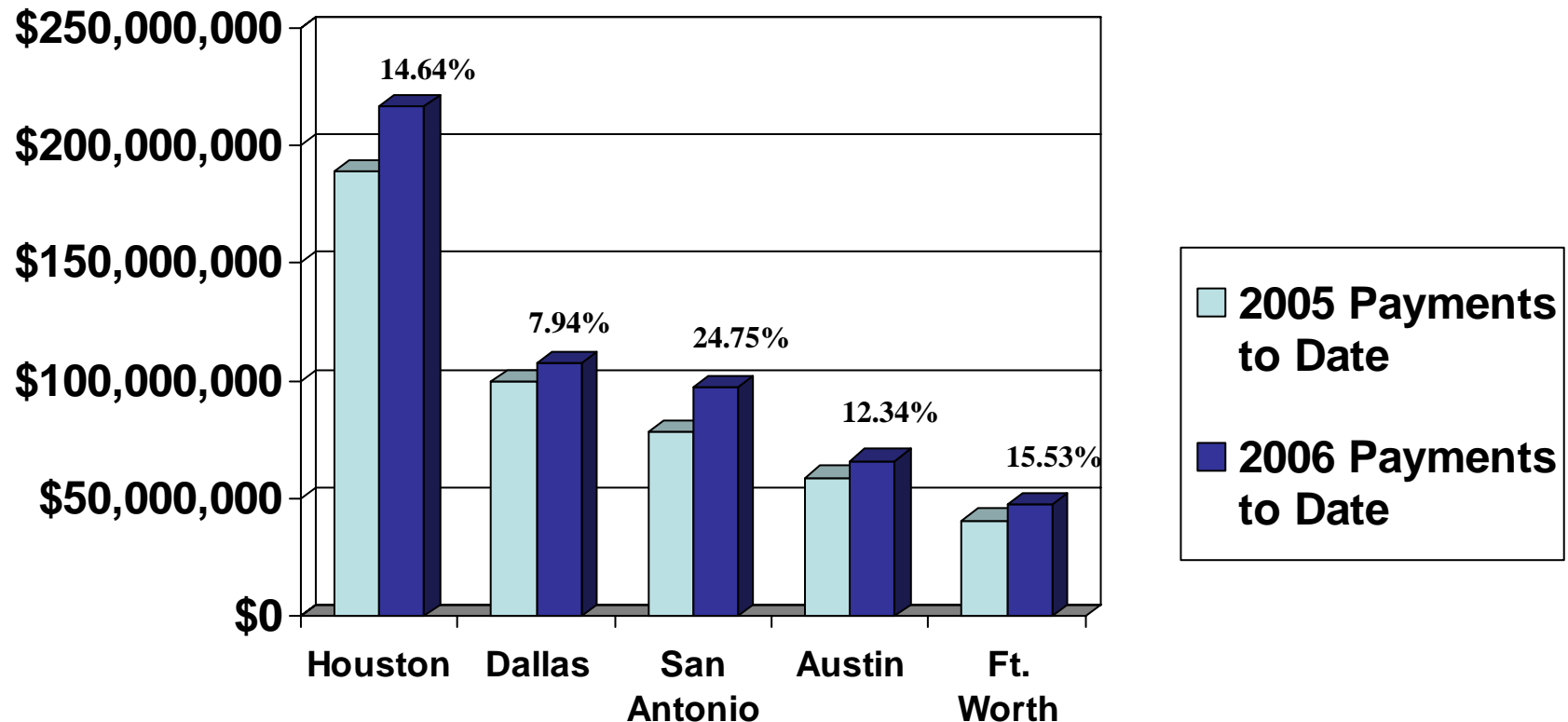
Source: Texas Comptroller for Public Accounts



# Sales and Use Tax Revenues By City

## Comparison of 2005 and 2006 Payments to Date thru June

(Numbers above the blue bars show the percent change)

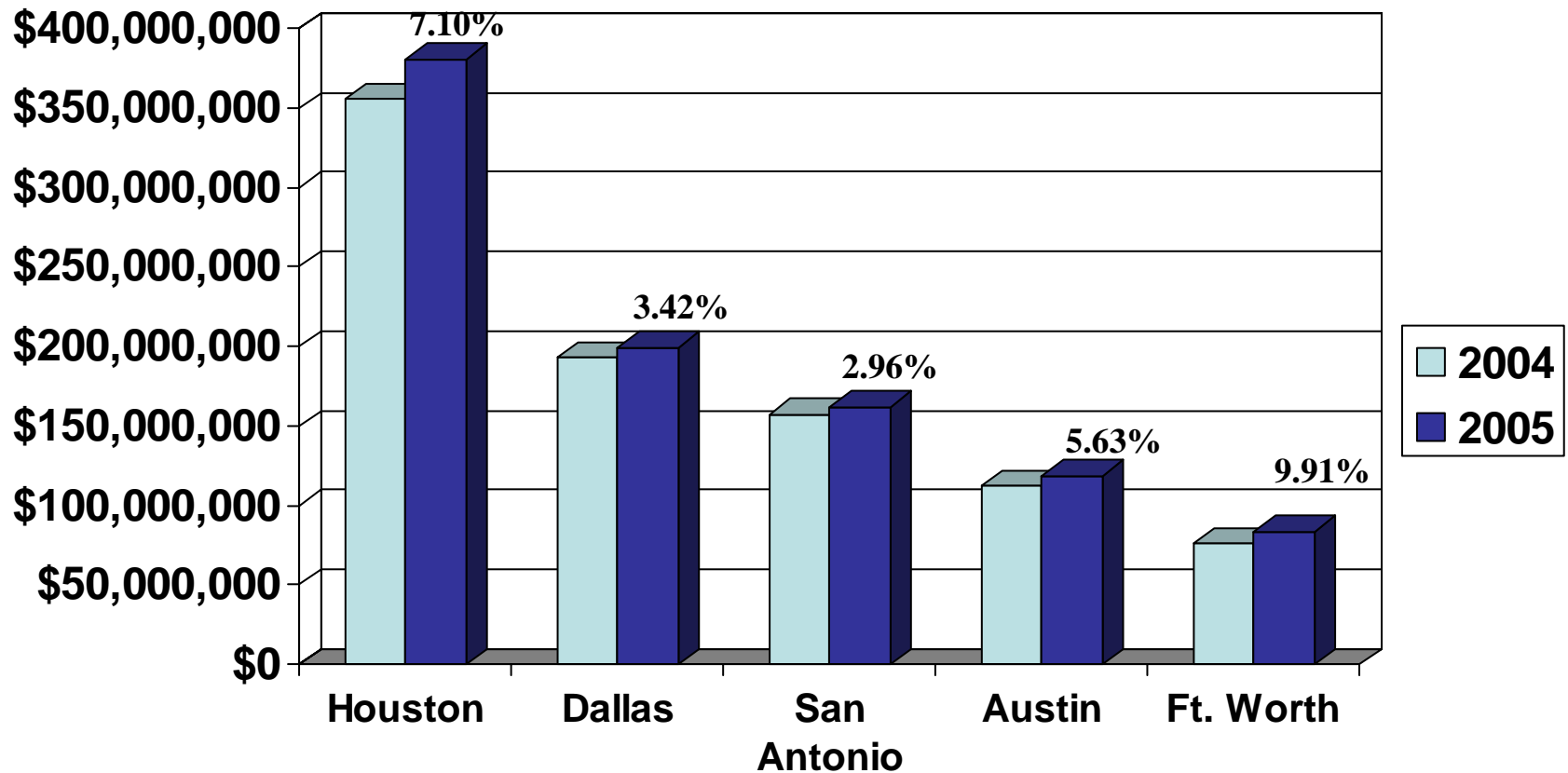


Source: Texas Comptroller for Public Accounts

# Sales and Use Tax Revenues By City

## 2004 to 2005 Comparison

(Numbers above the blue bars show the percent change)



Source: Texas Comptroller for Public Accounts

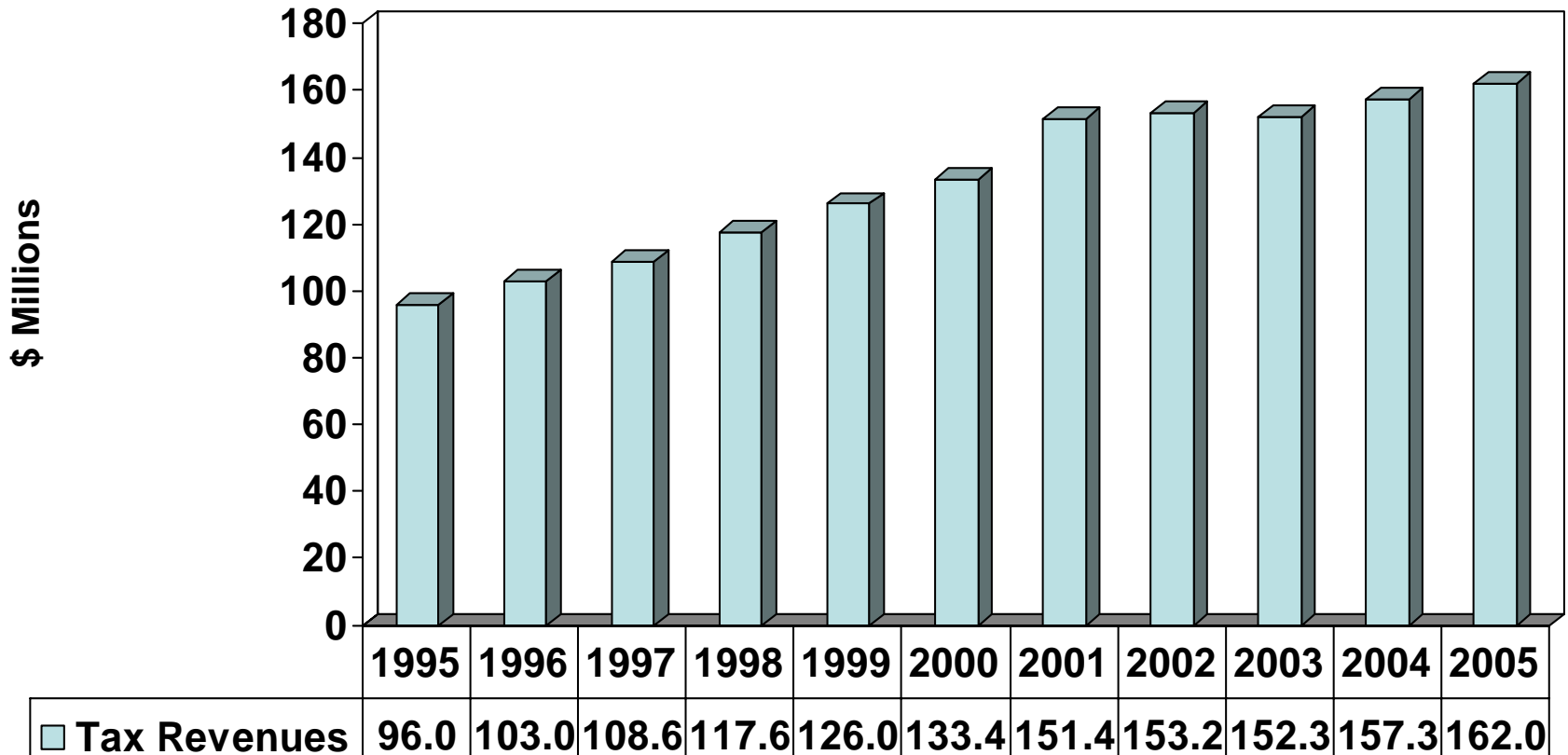
# Sales Tax Collections

## 2004-2005

<b>City</b>	<b>Dollar Growth 2004-2005</b>	<b>Percent Growth 2004-2005</b>
Austin	\$6,338,042	5.63%
Dallas	\$6,613,370	3.43%
Fort Worth	\$7,552,233	9.91%
Houston	\$25,255,443	7.10%
San Antonio	\$4,666,365	2.97%

# City of San Antonio

## Sales Tax Collections in Millions

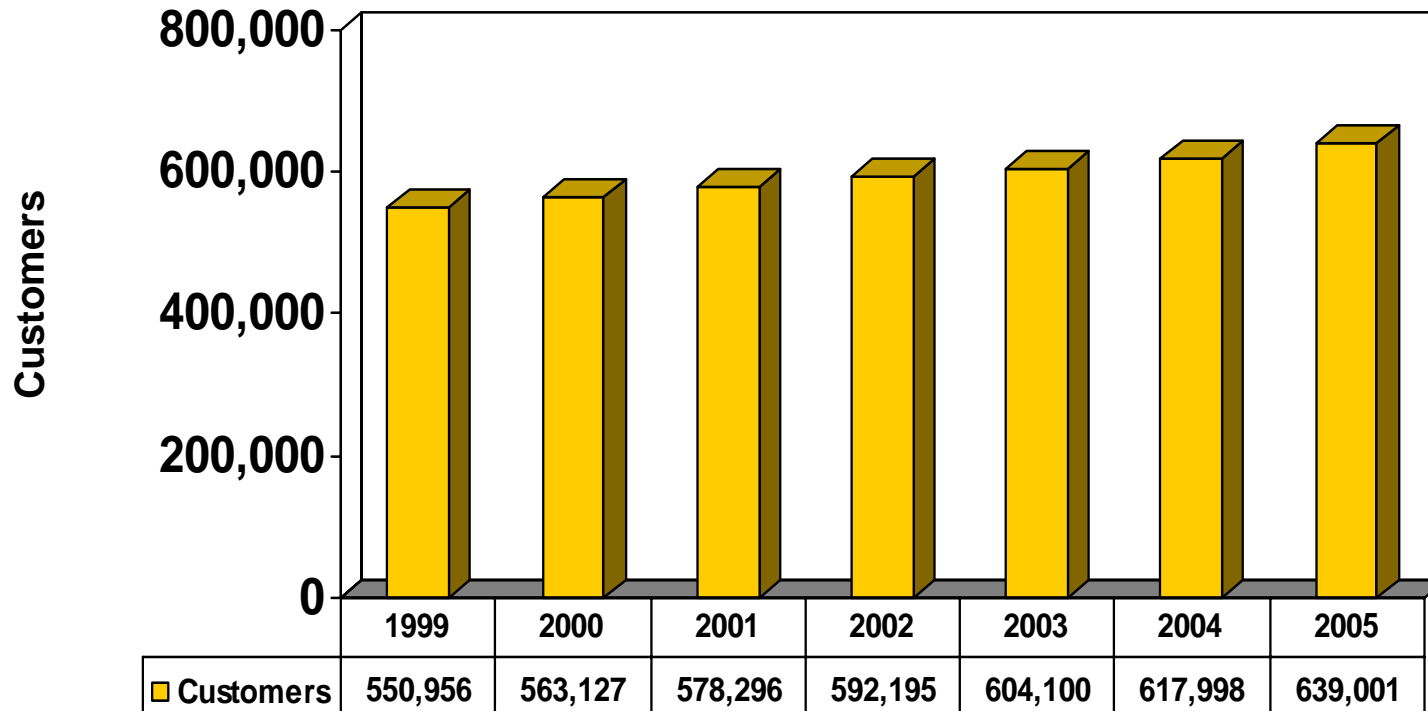


Source: Texas Comptroller of Public Accounts

# Electrical Utility Indicators

# San Antonio CPS

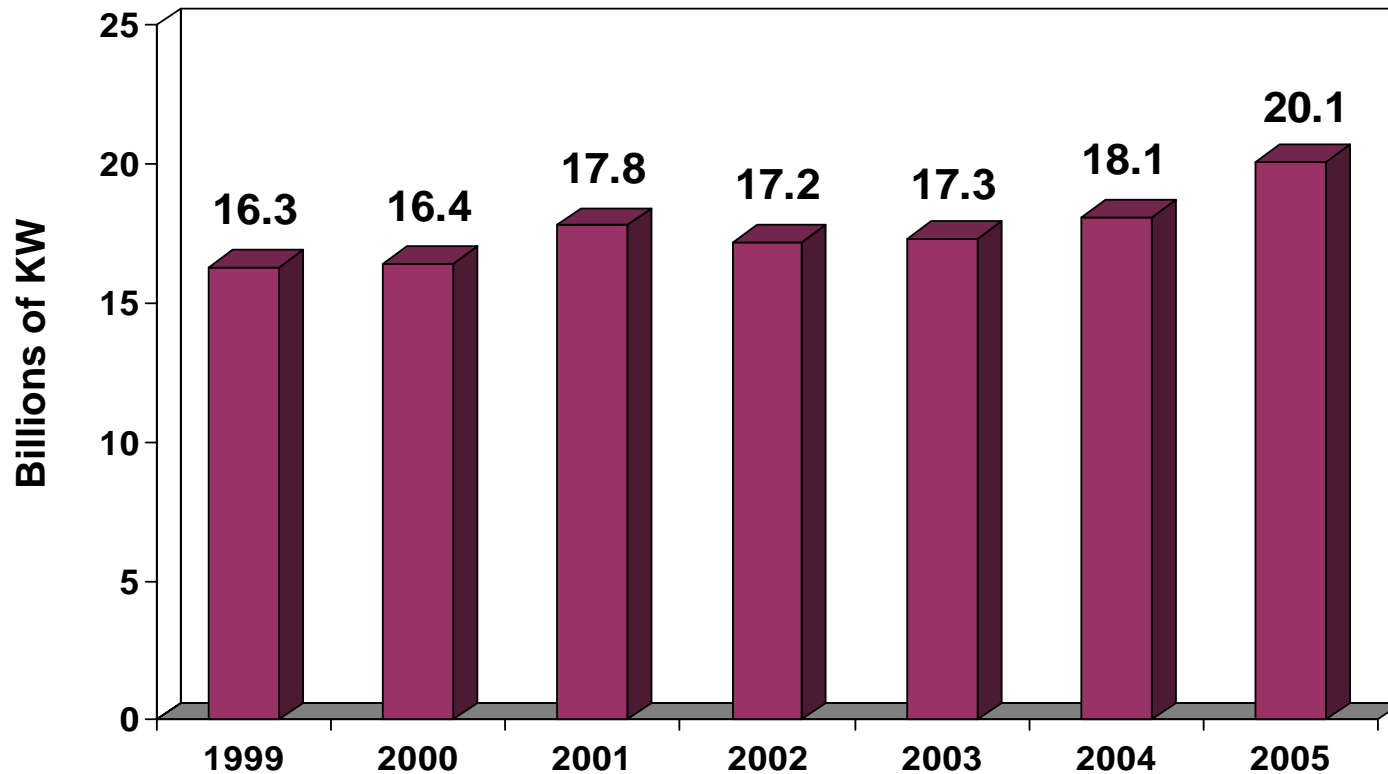
## Total Electric Customers



Source: CPS Energy

# San Antonio Electrical Total Annual Consumption

Billions of Kilowatts

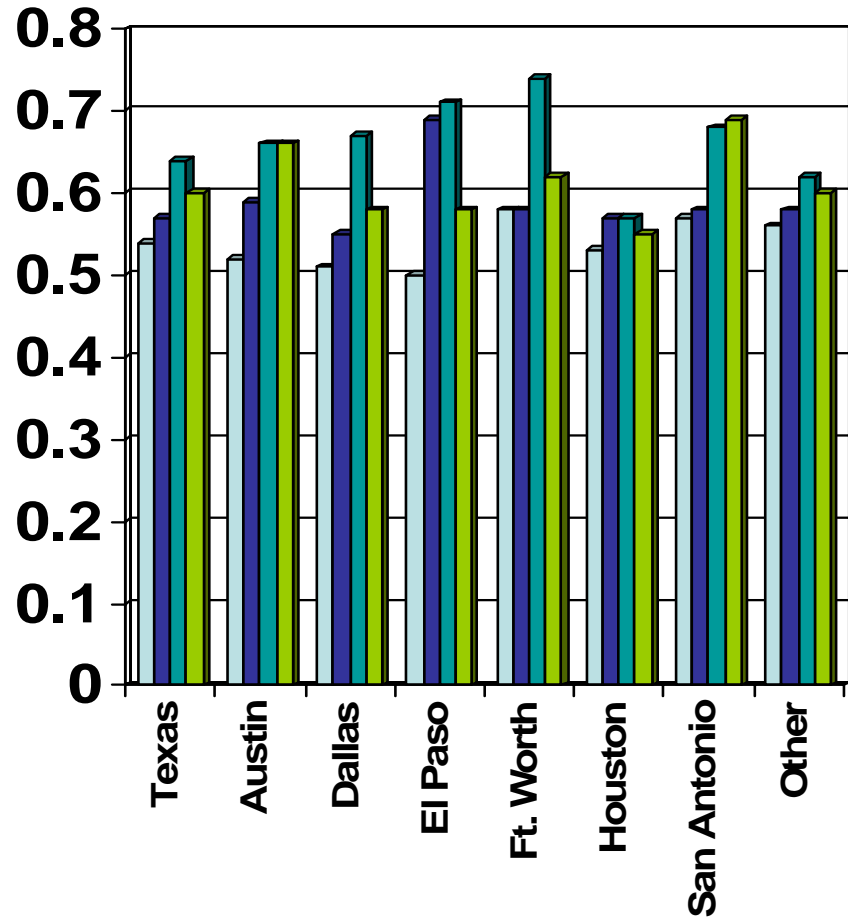


# Real Estate Indicators



The real estate confidence index is provided by the Texas A&M Real Estate Center. It provides an indicator of the state of the real estate industry on a quarterly basis. The data is provided through surveys of people working in the various sectors of the real estate industry. The index ranges from 0 to 1.00, with numbers below 0.50 providing a negative indication and numbers above 0.50 providing a positive indication of confidence in the real estate market.

# Texas Real Estate Confidence Index

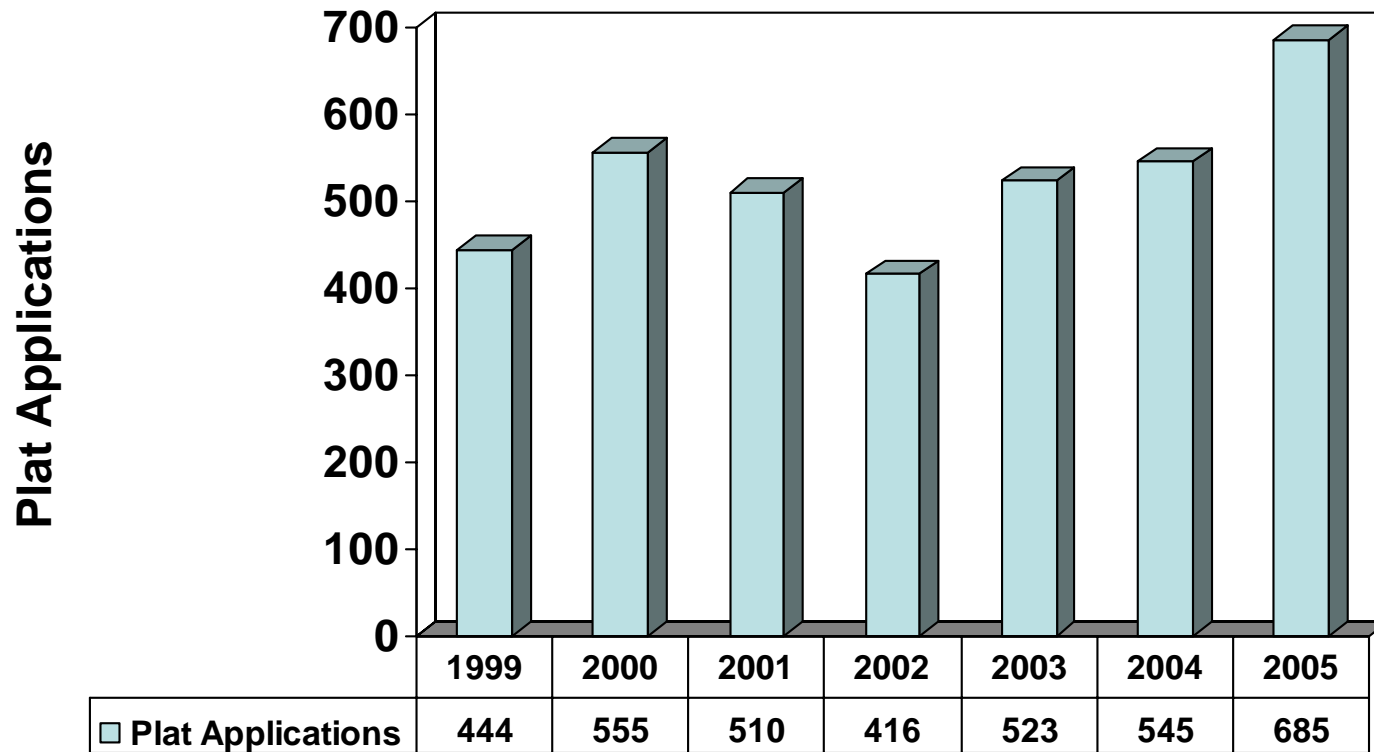


San Antonio is the only region whose index increased in the fourth quarter.

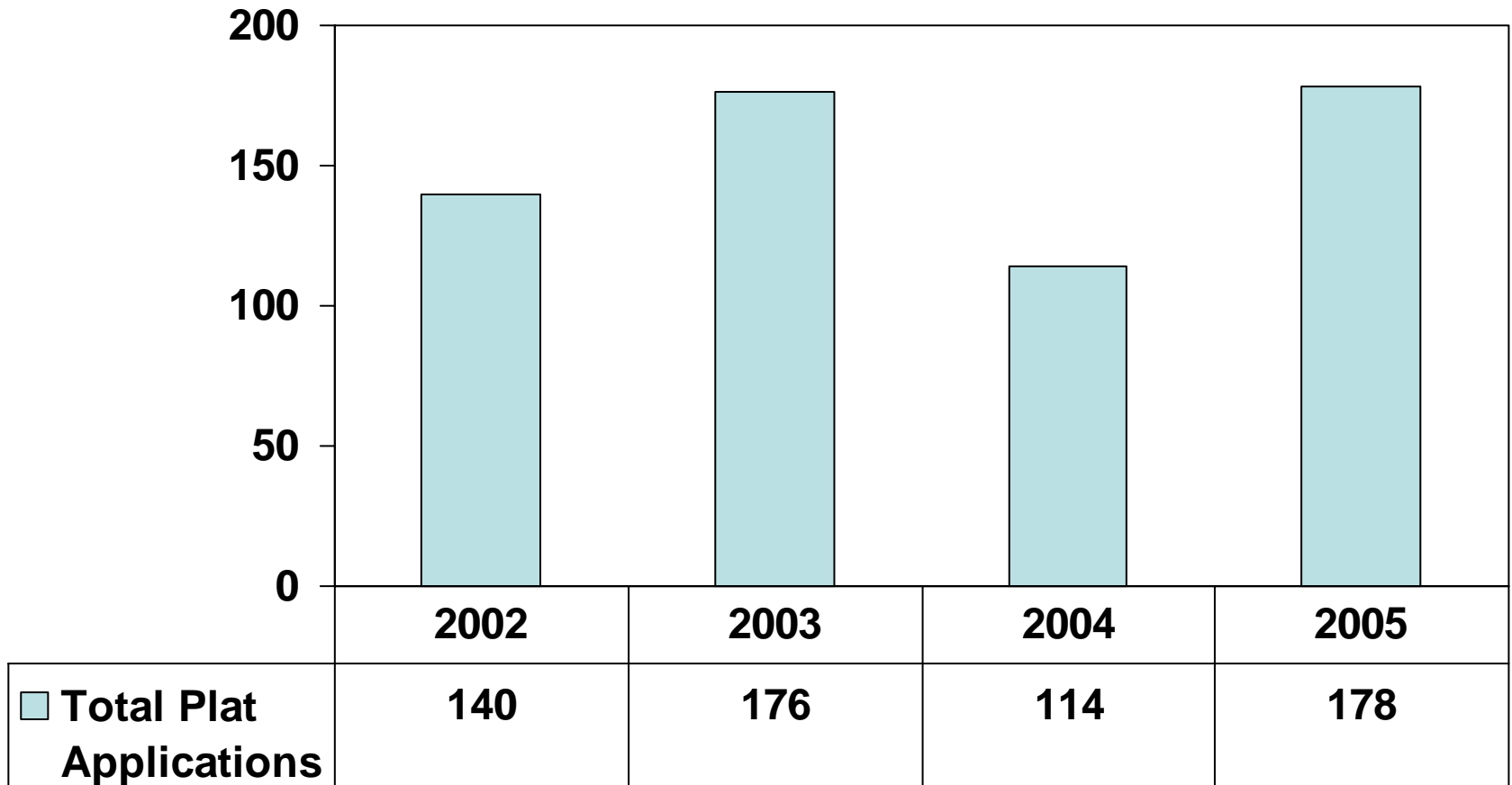
According to a study done by Moody's Economy.com, San Antonio is projected to have the strongest growth in housing prices of the 100 largest metropolitan areas in 2006. Projected growth for San Antonio is 8.30% in 2006 and 7.00% in 2007.

Florian Kratz, Ellen. "Real Estate: Is the Party Over? Exclusive Forecasts for the 100 Largest Markets." *Fortune*. Dec. 16, 2005. As reported on CNNMoney.com.

# San Antonio – Plat Applications



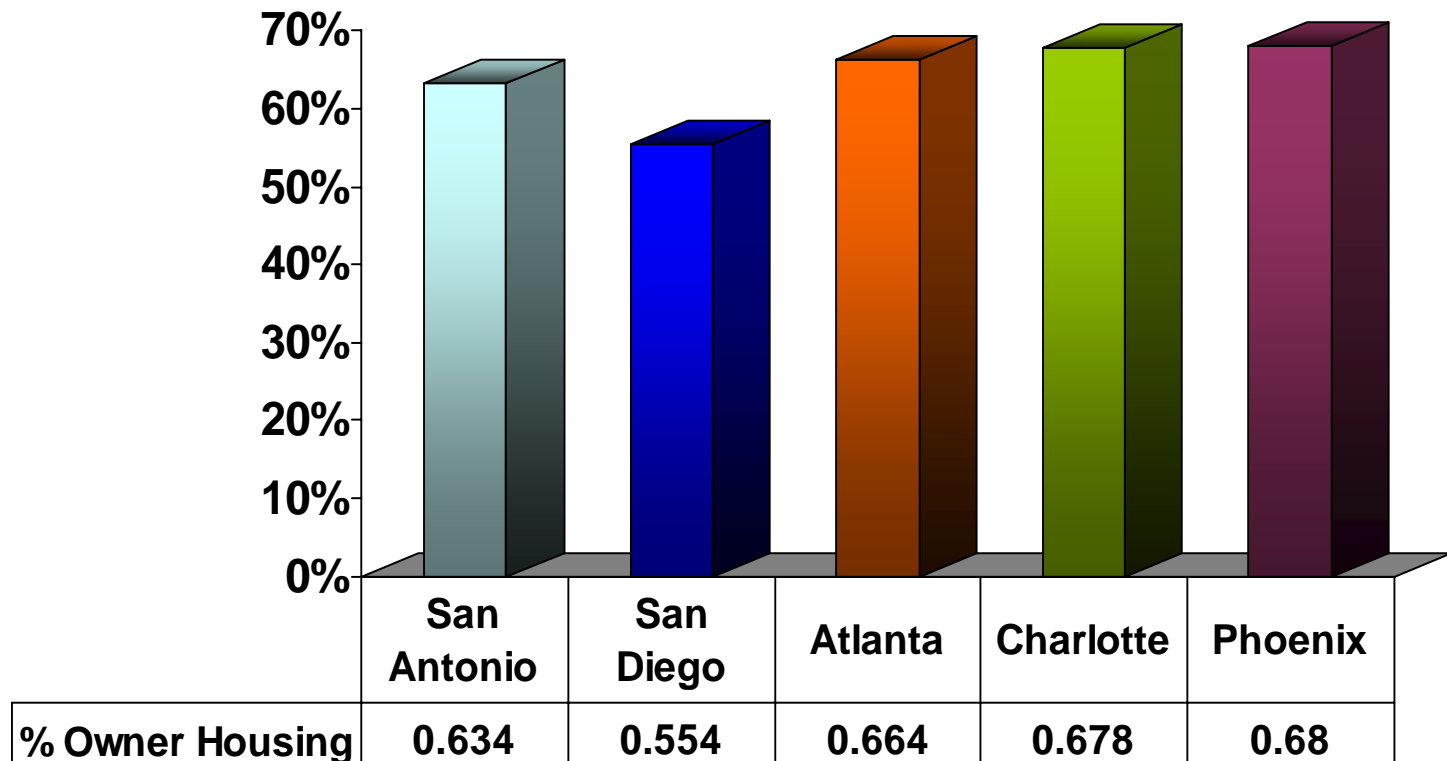
# San Antonio Plat Applications for Fourth Quarter 2002-2005



# San Antonio MSA

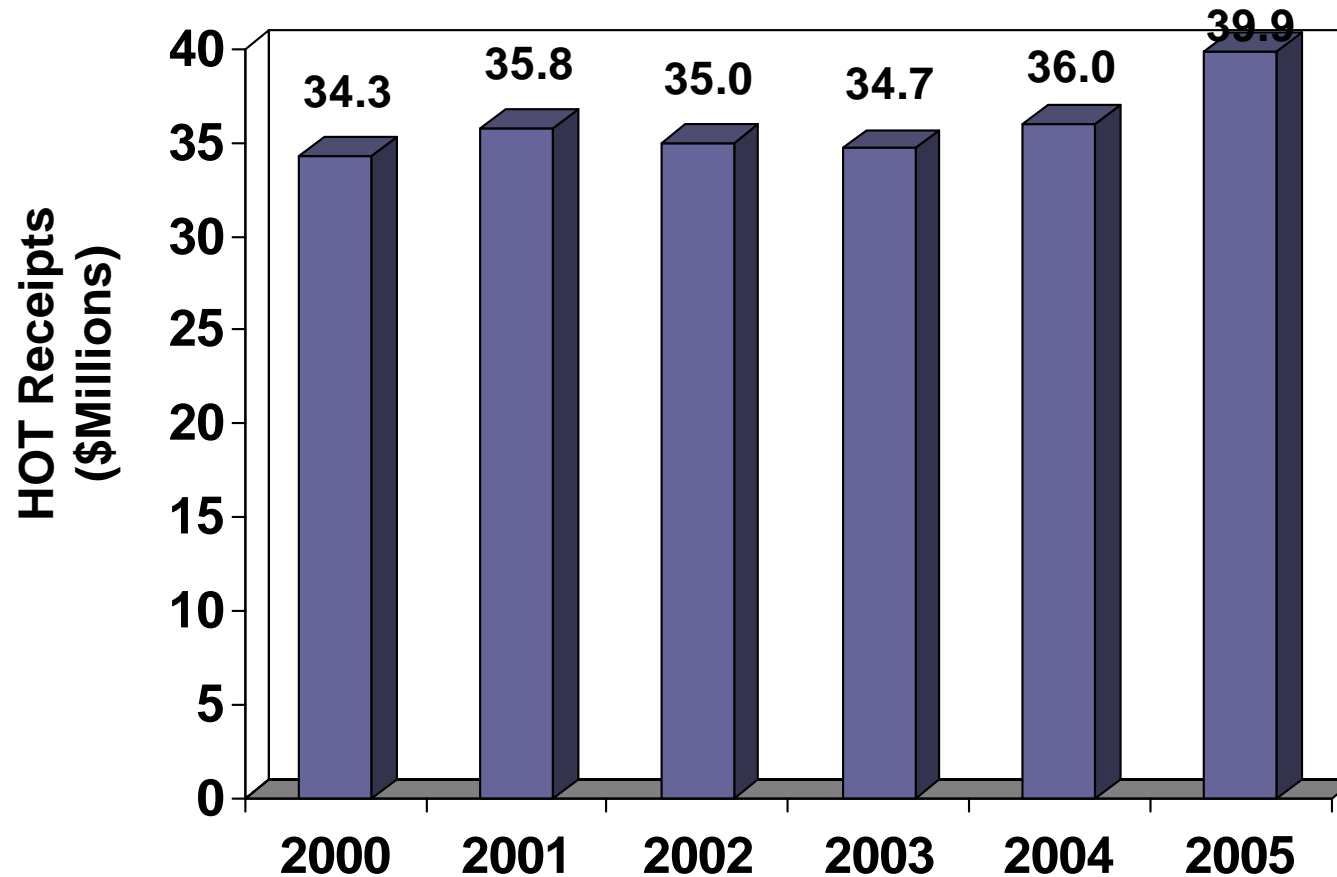
## Owner-Occupied Housing

### 2000 Census



# Tourism Indicators

# San Antonio Hotel Occupancy Tax Receipts

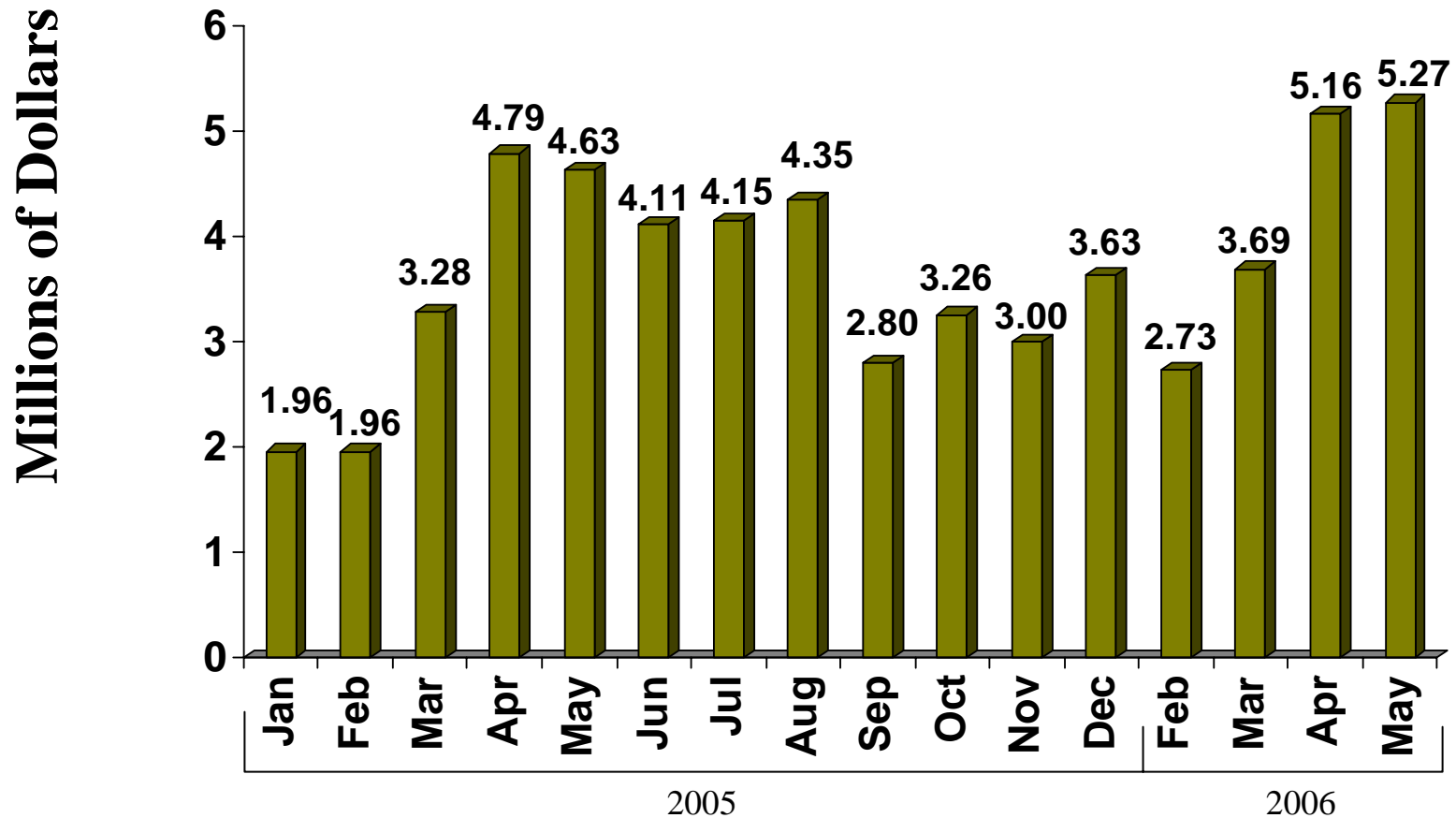


*Source: City of San Antonio Convention and Visitors Bureau*



# San Antonio Hotel Occupancy Tax Receipts

## Jan. 2005-May 2006



Source: City of San Antonio Convention and Visitors Bureau

Note: January 2006 data not reported.

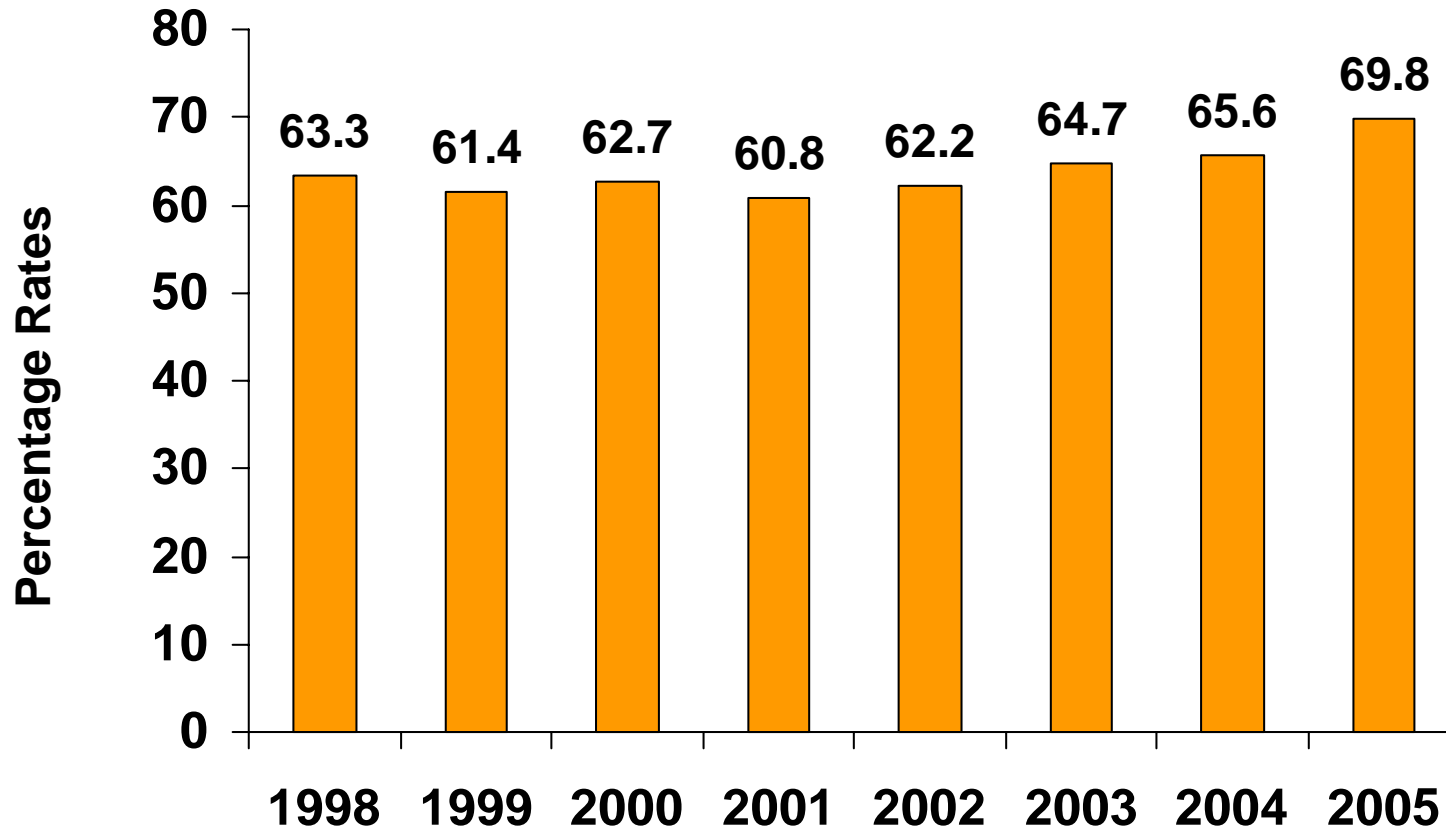
# Hotel Occupancy Tax Collections

## City of San Antonio

<b>May 2006</b>	<b>May 2005</b>	<b>Percent Change</b>
\$5,269,545	\$4,634,951	13.7%
<b>2006 Fiscal Year to Date</b>	<b>2005 Fiscal Year to Date</b>	<b>Percent Change</b>
\$29,252,601	\$24,252,601	19.1%

# San Antonio – City

## Annual Hotel Occupancy Rates



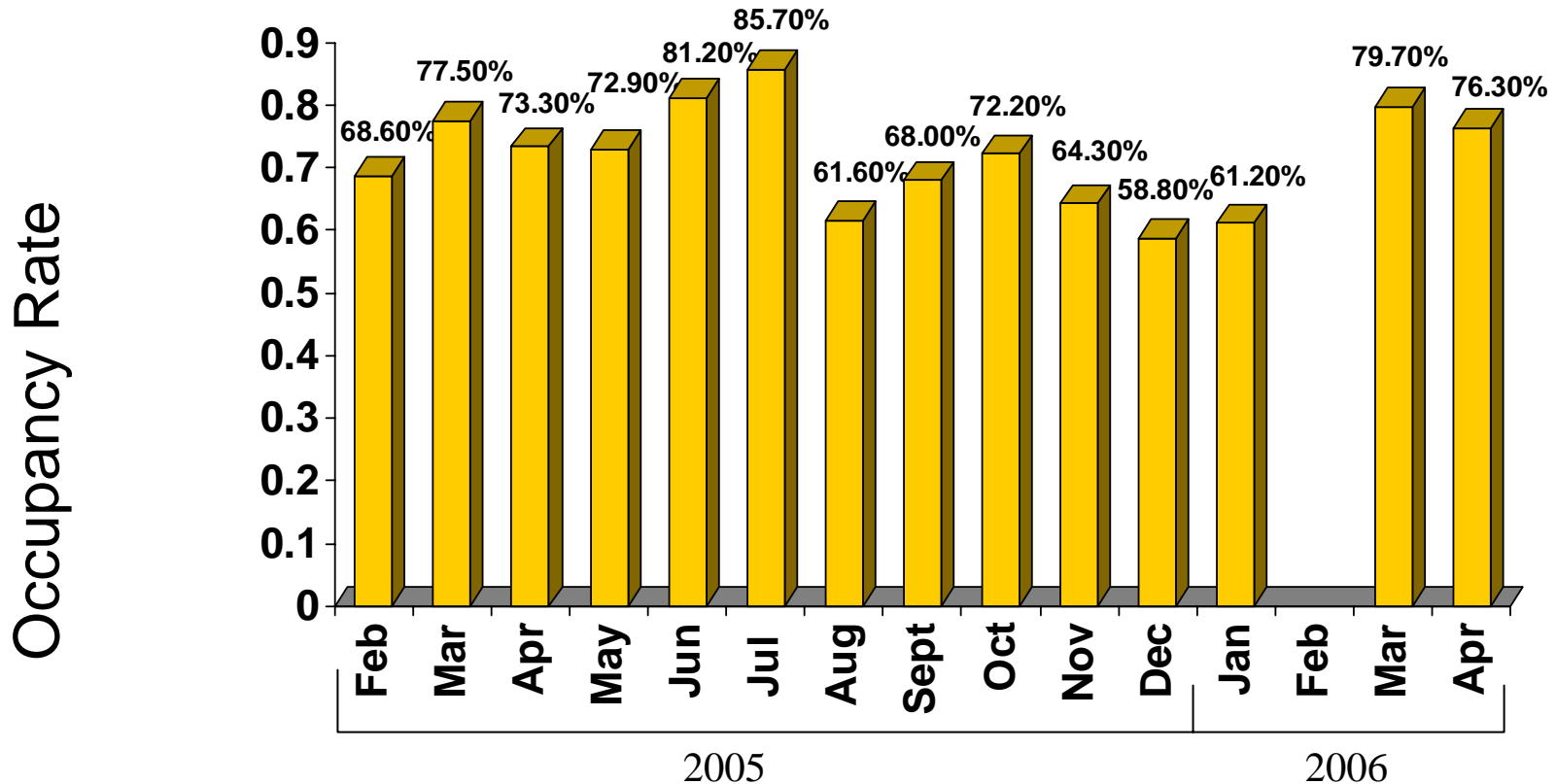
*Source: City of San Antonio Convention and Visitors Bureau*

*NOTE: 2005 is an estimate.*

# San Antonio – City

## Monthly Hotel Occupancy Rates

### Feb. 2005-April 2006

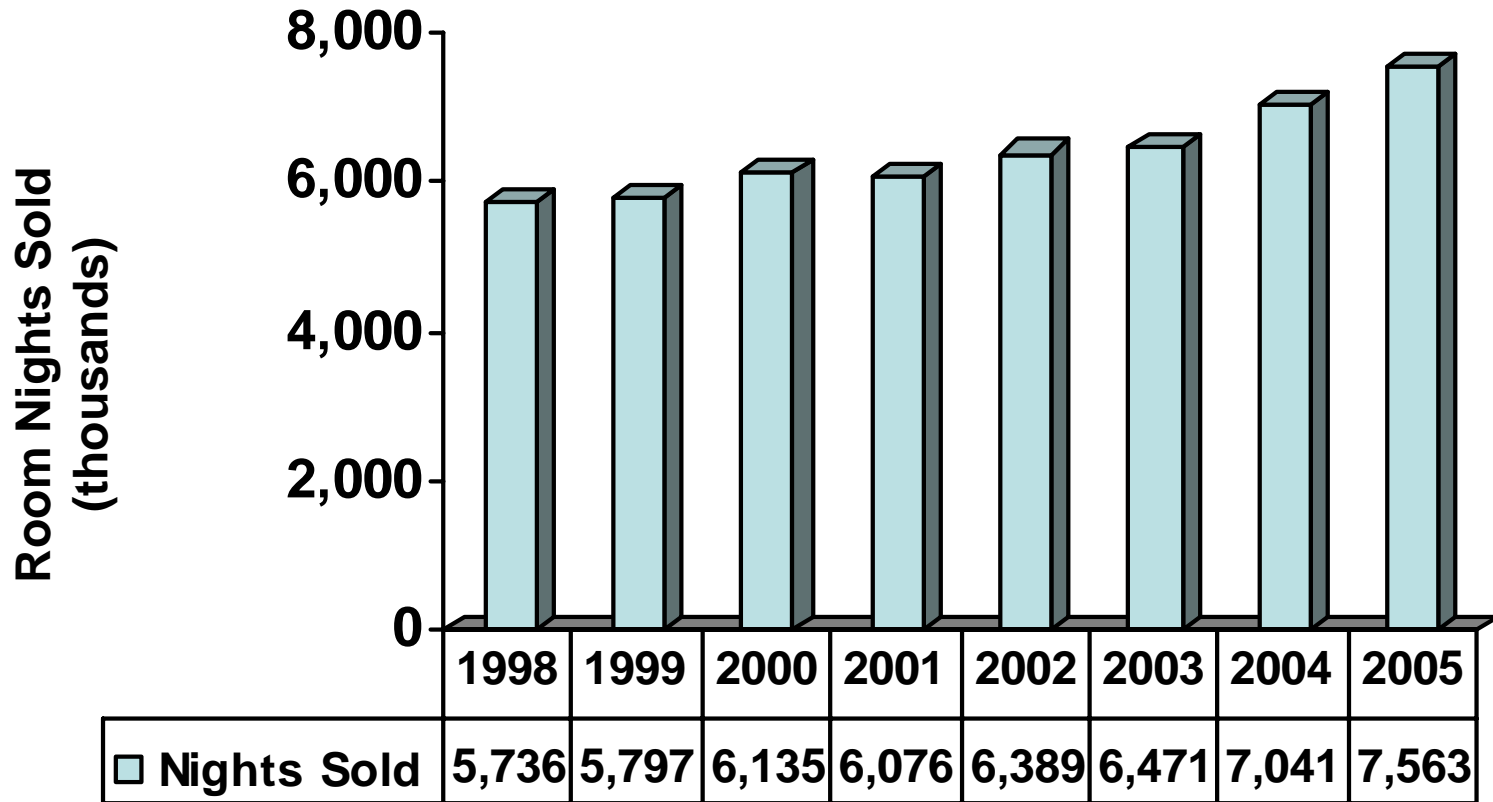


Source: City of San Antonio Convention and Visitors Bureau

Note: February data not reported.

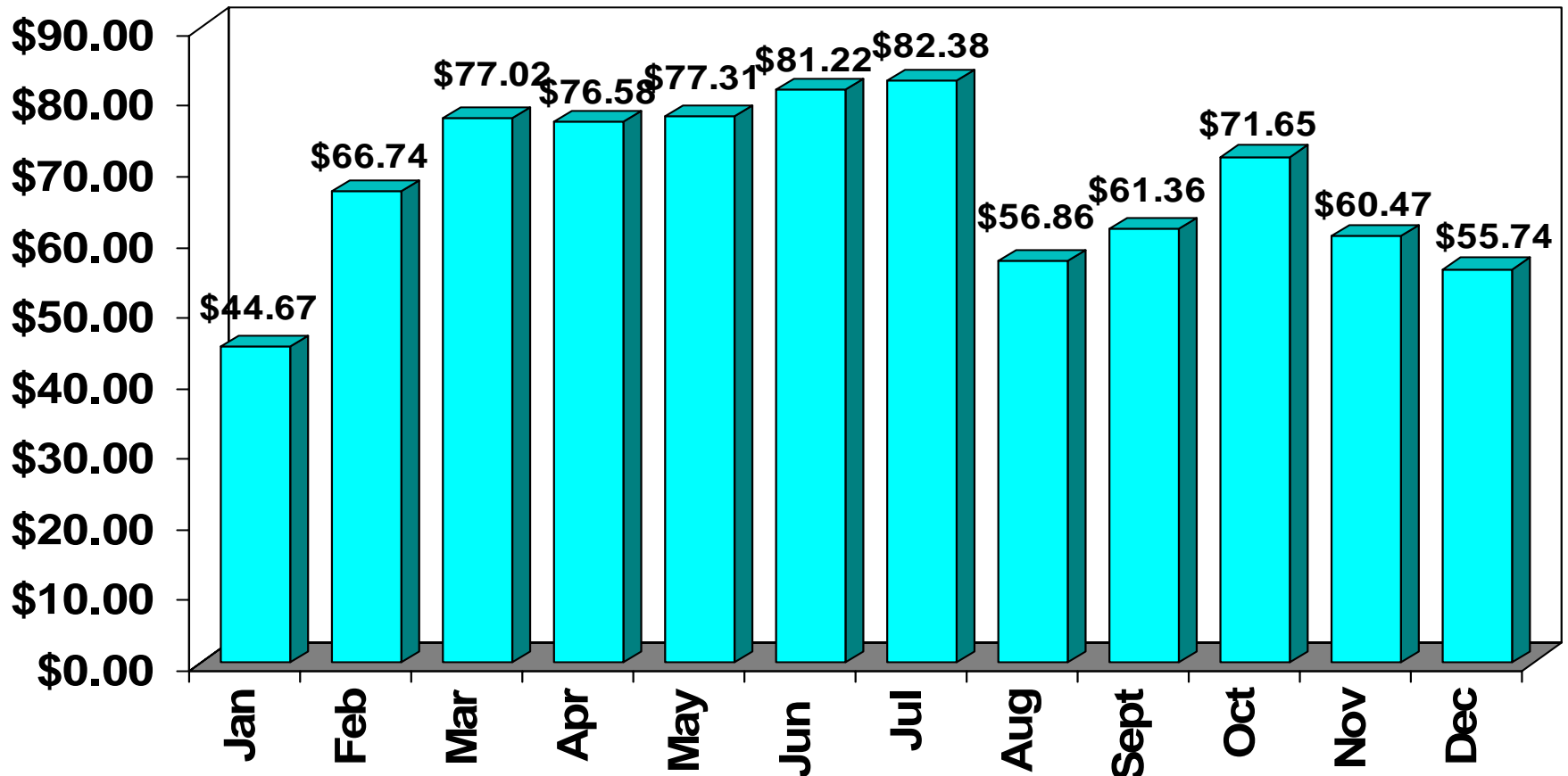
# San Antonio – City

## Hotel Room Nights Sold



Source: City of San Antonio Convention and Visitors Bureau

# Monthly Revenue Per Room (RevPAR) 2005



*Source: City of San Antonio Convention and Visitors Bureau*

*New data no longer reported.*

# Film Production in San Antonio

	<b>March 2006</b>	<b>March 2005</b>	<b>% Change</b>	<b>FYTD 2006</b>	<b>FYTD 2005</b>	<b>FYTD % Change</b>
<b>Production Value Generated</b>	\$615,196	\$211,908	190.3%	\$2,537,314	\$2,390,559	6.1%
<b>Shoot Days</b>	27	11	145.5%	149	73	104.1%

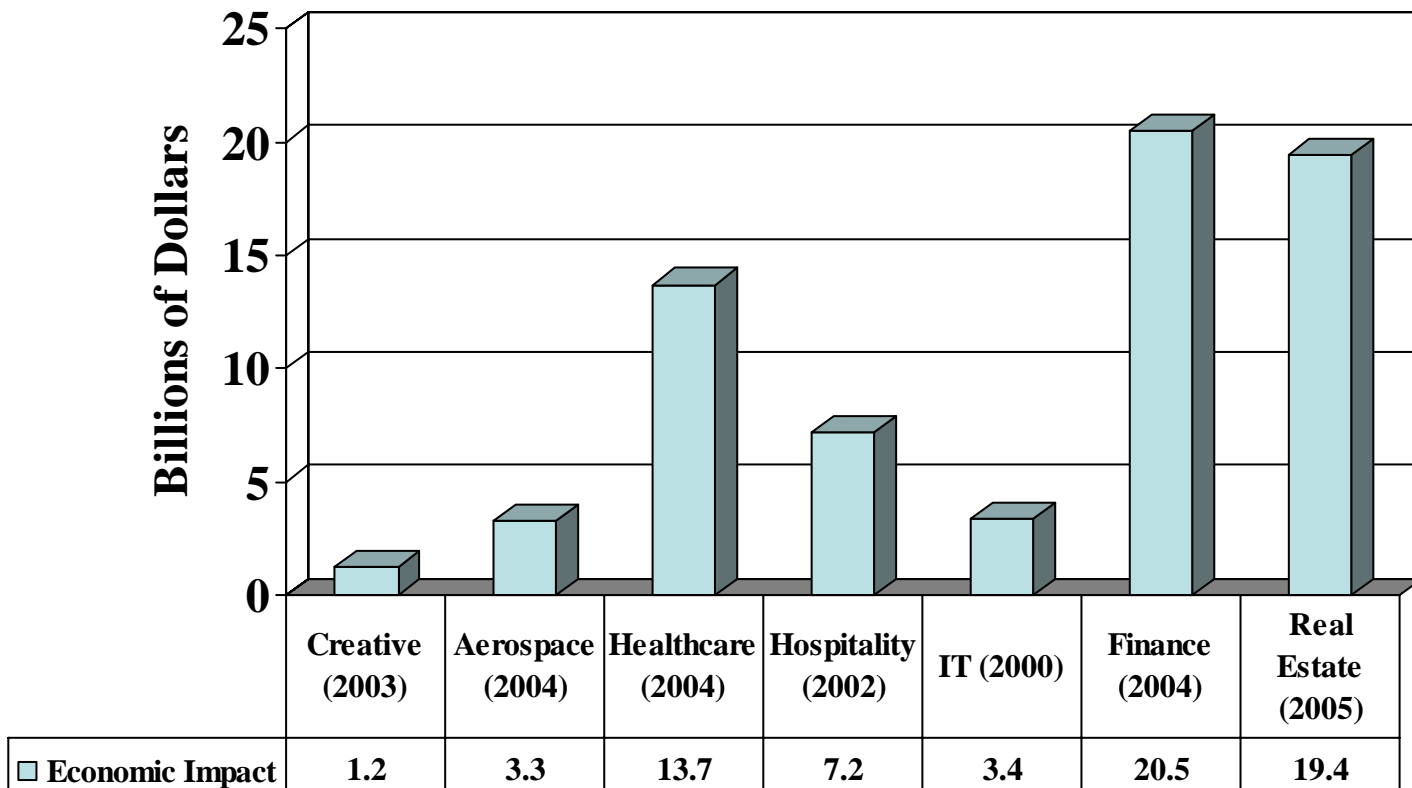
Production value is the sum of the value of goods, services, and hotel room nights purchased.

FYTD = fiscal year to date

# Targeted Industries

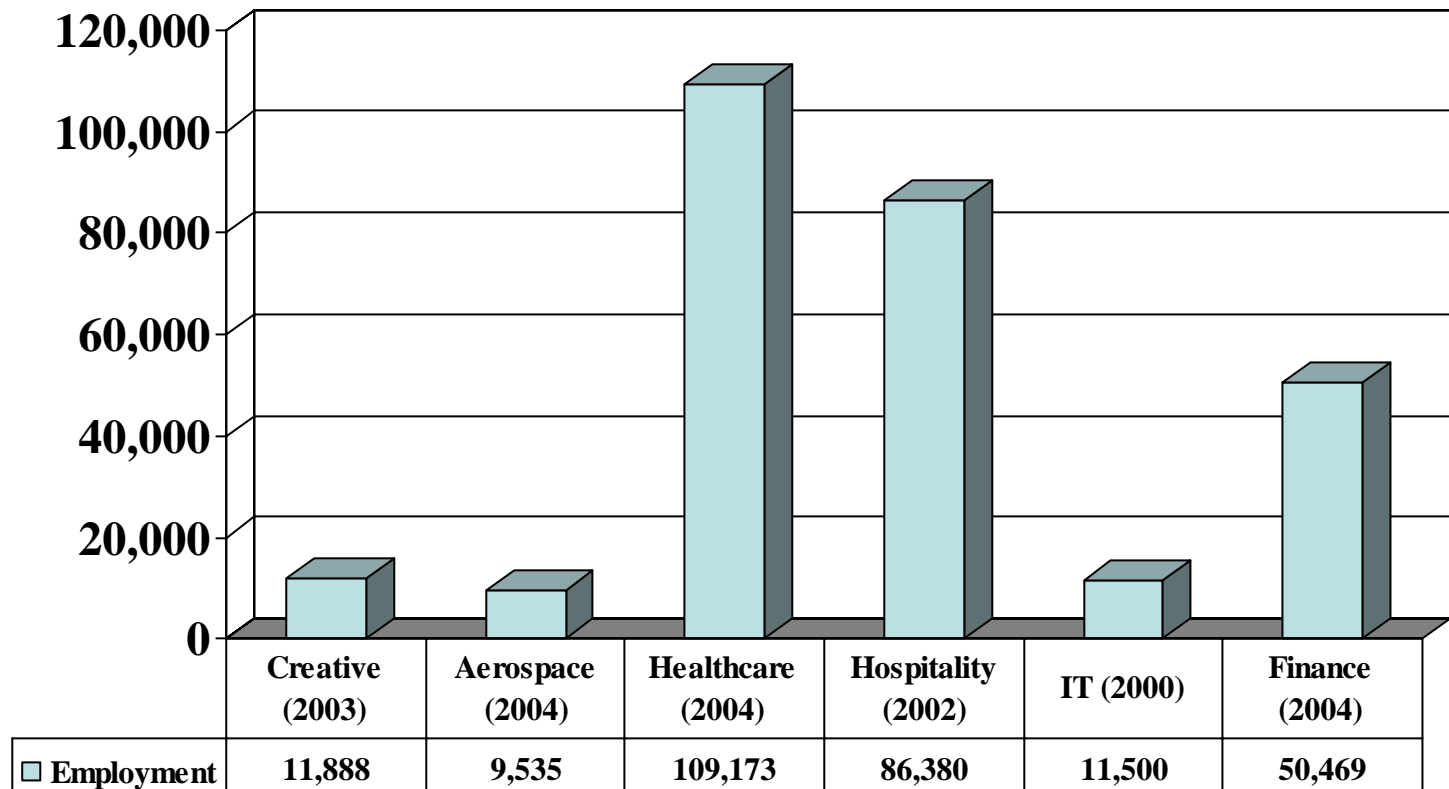


# Comparison of Economic Impact of the Targeted Industries



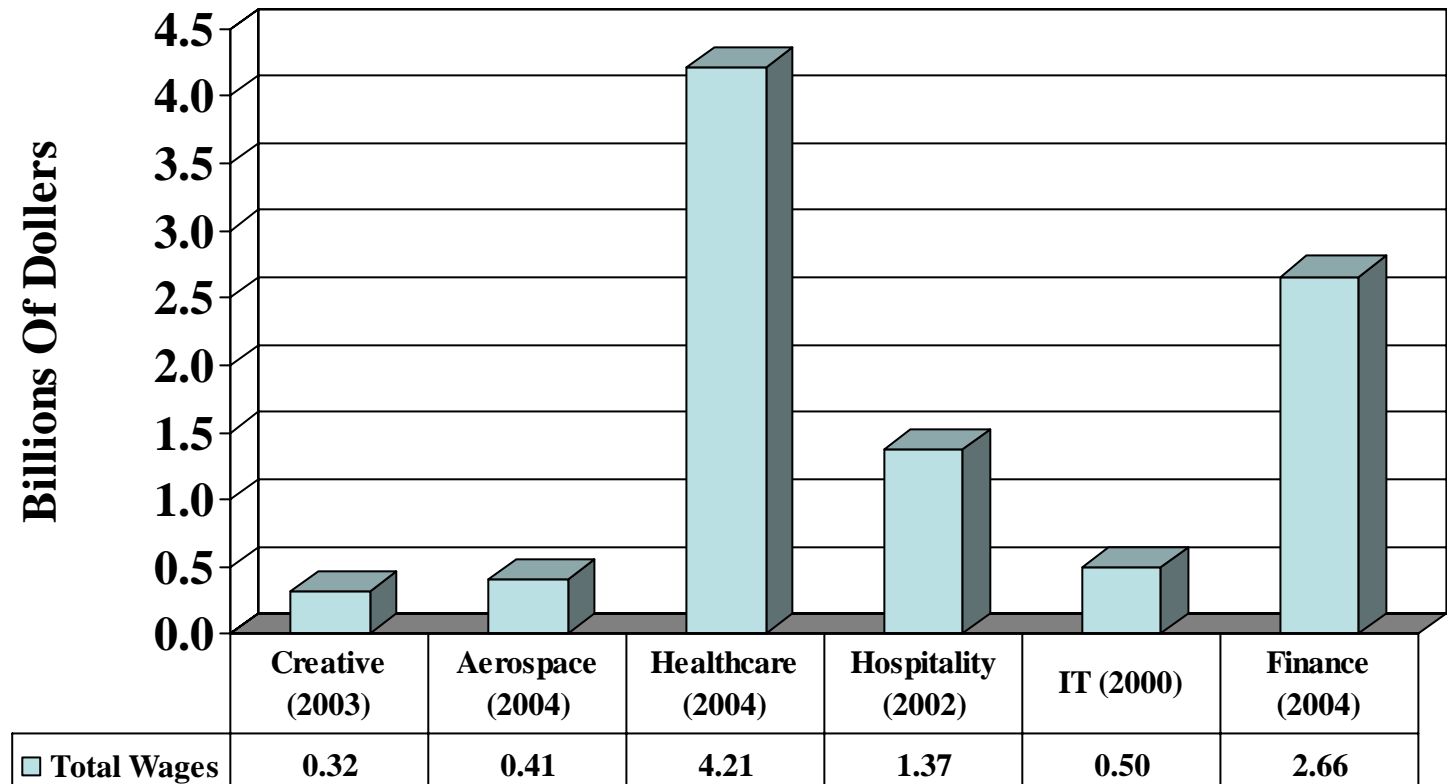
NOTE: Healthcare includes the bioscience industry. A different methodology was used to estimate the real estate economic impact.

# Comparison of Employment in Targeted Industries



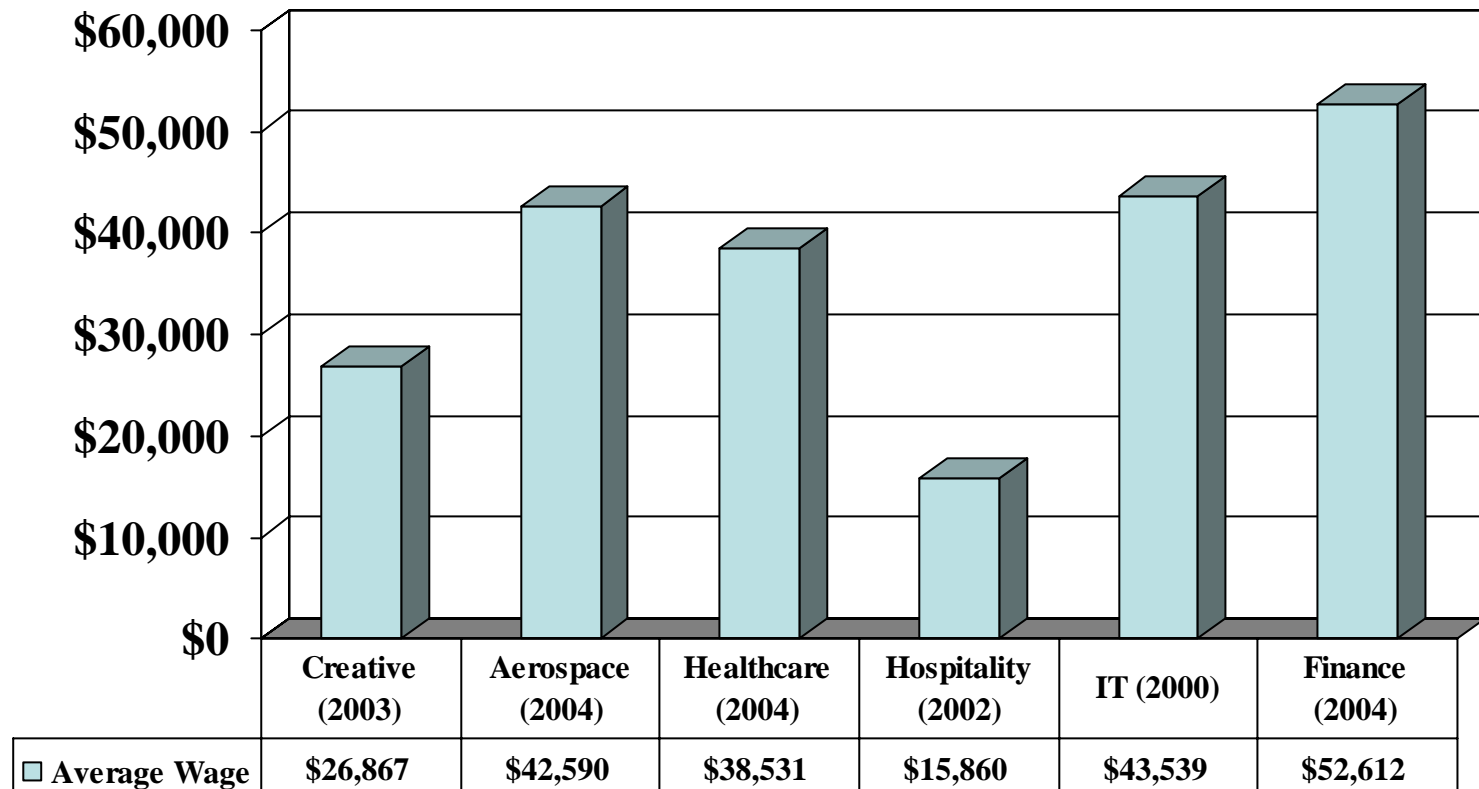
NOTE: Healthcare includes the bioscience industry

# Comparison of Total Wages in the Targeted Industries



NOTE: Healthcare includes the bioscience industry

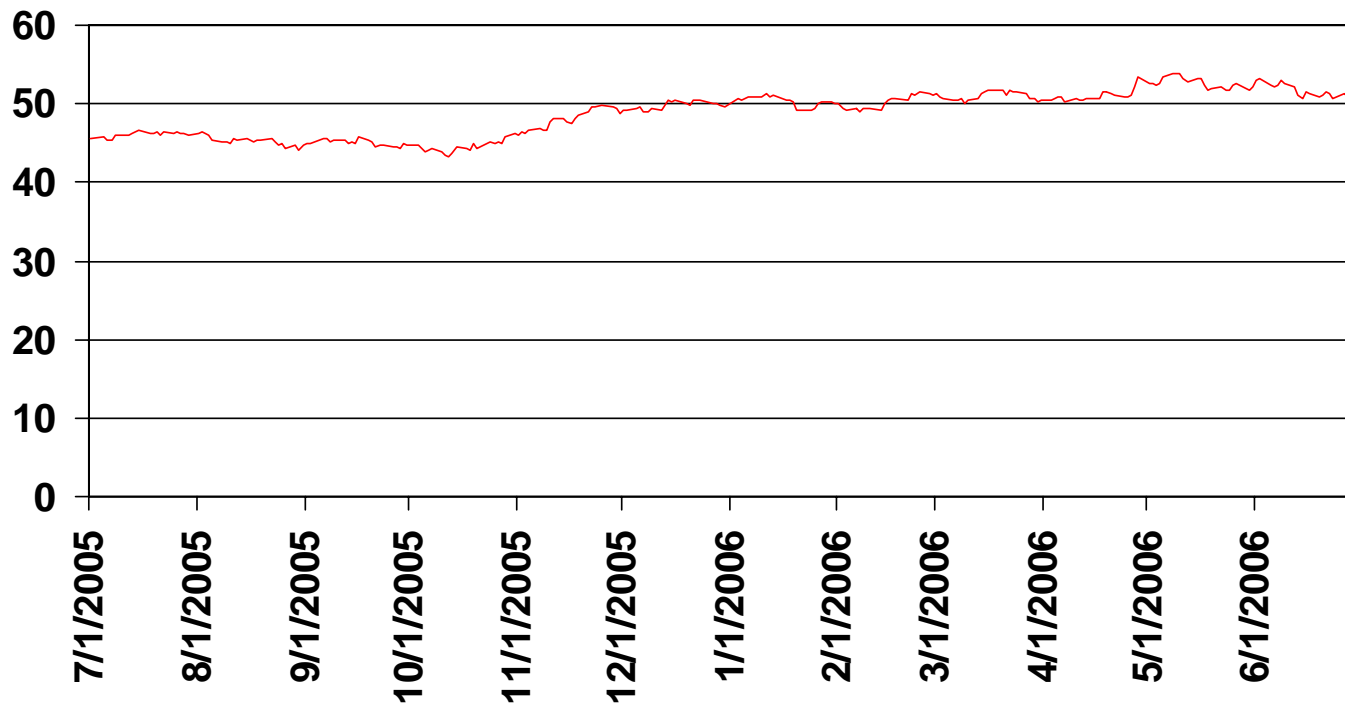
# Comparison of the Average Wages in the Targeted Industries



NOTE: Healthcare includes the bioscience industry

# Index of Publicly Traded Finance and Insurance Companies in San Antonio

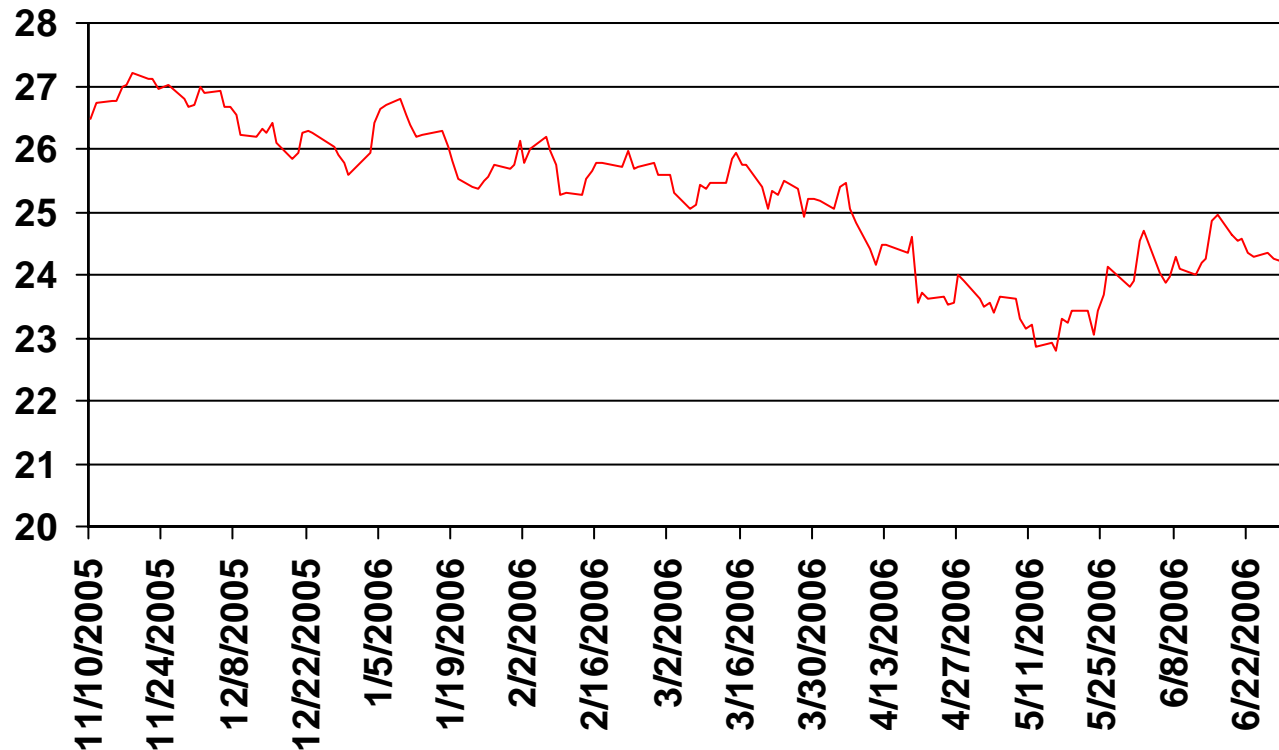
## 7/1/2005-6/30/2006



Index increased 14.18% from 7/1/05-6/30/06 and decreased by 1.76% over the month of June 2006.

# Index of Publicly Traded Technology Companies in San Antonio

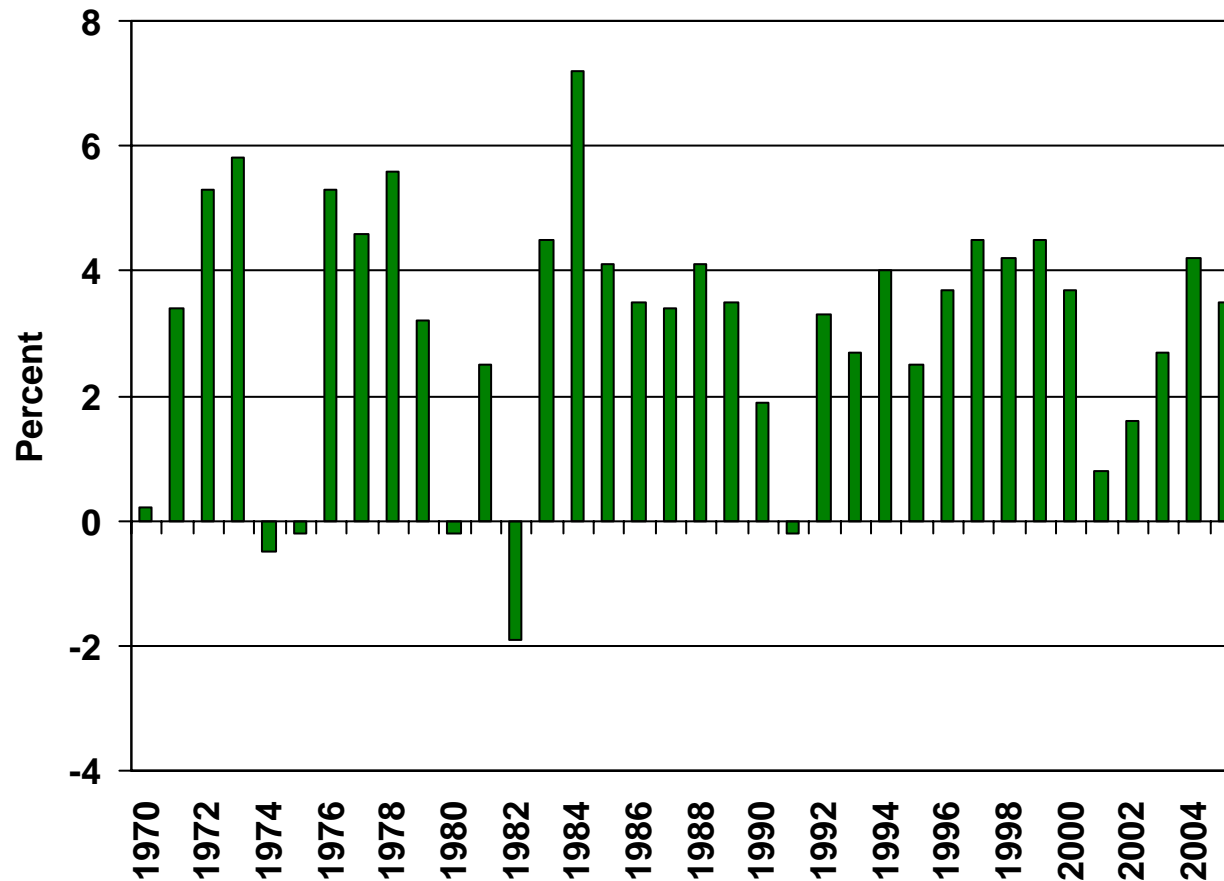
## 11/10/2005-6/30/2006



Index decreased by 7.52% from 11/10/05-6/30/06 and experienced a decrease of 0.22% in the month of June 2006.

# U.S. Economic Indicators

# Annual Percent Change in Real GDP



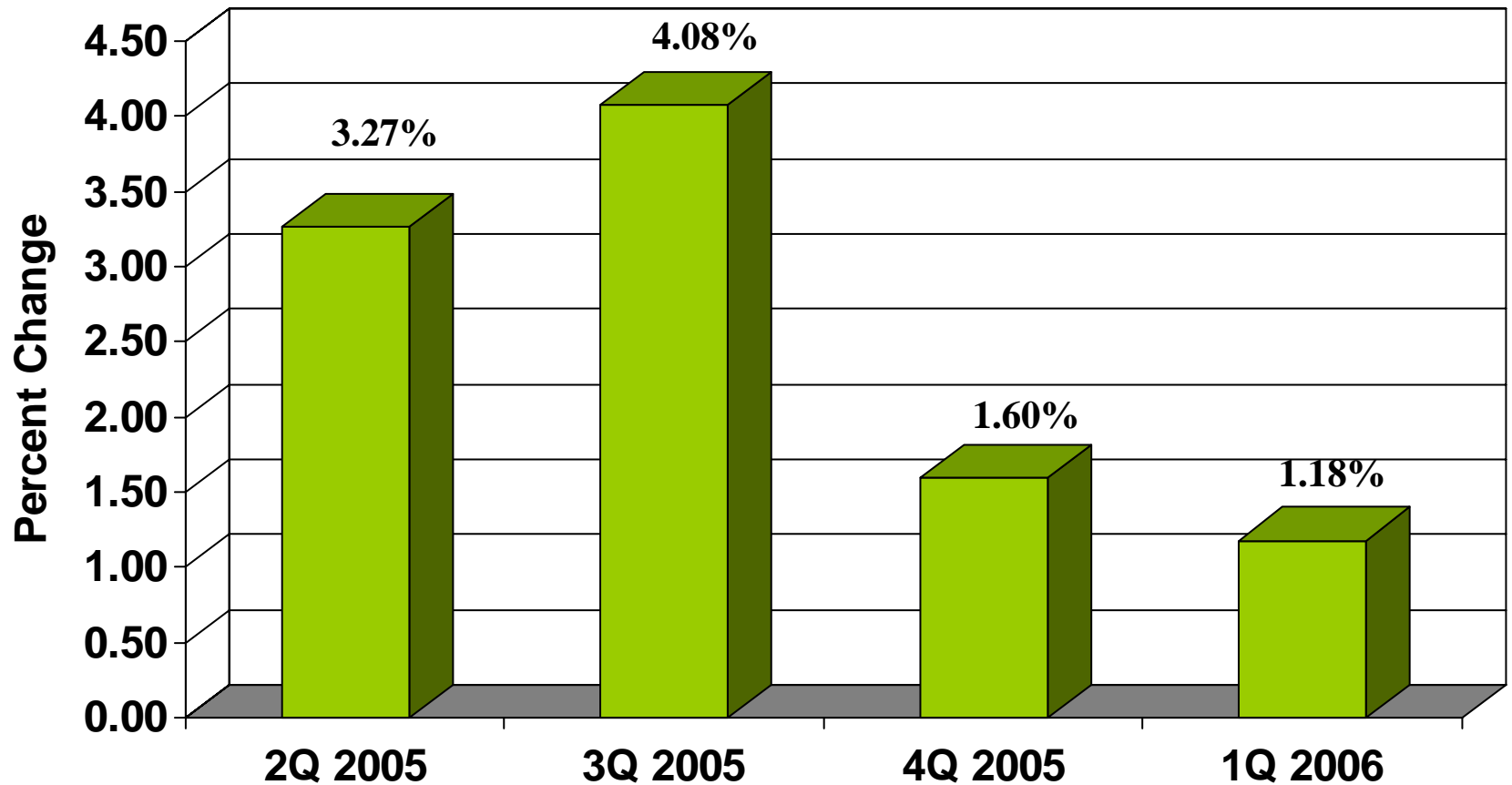
Real GDP grew by 3.5% in 2005.

A survey of economists conducted by the National Association for Business Economics projects GDP growth of 3.3% in 2006.



# Real GDP: 2Q 2005-1Q 2006

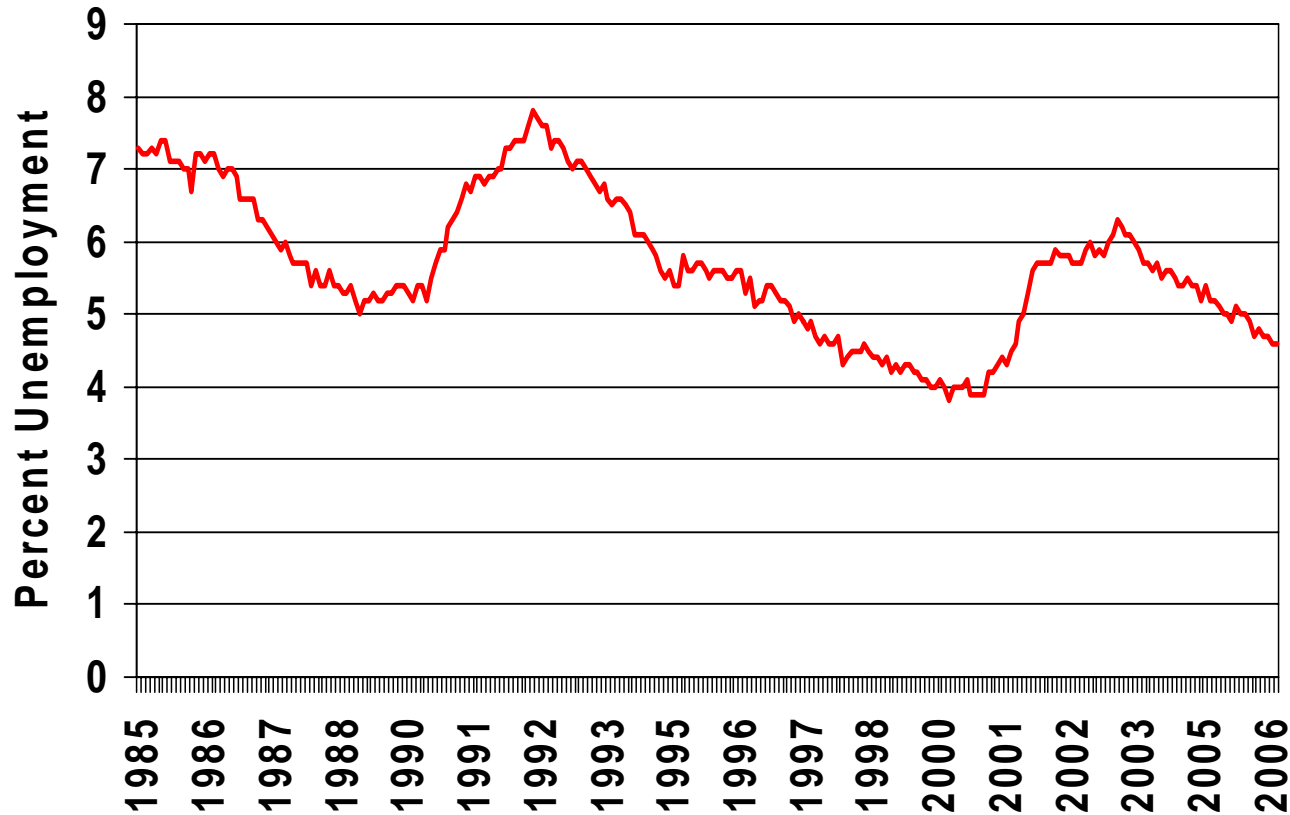
(Annualized Percent Change)



Source: U.S. Bureau of Economic Analysis; Federal Reserve Bank of Dallas

# U.S. Unemployment Rate

## Seasonally Adjusted

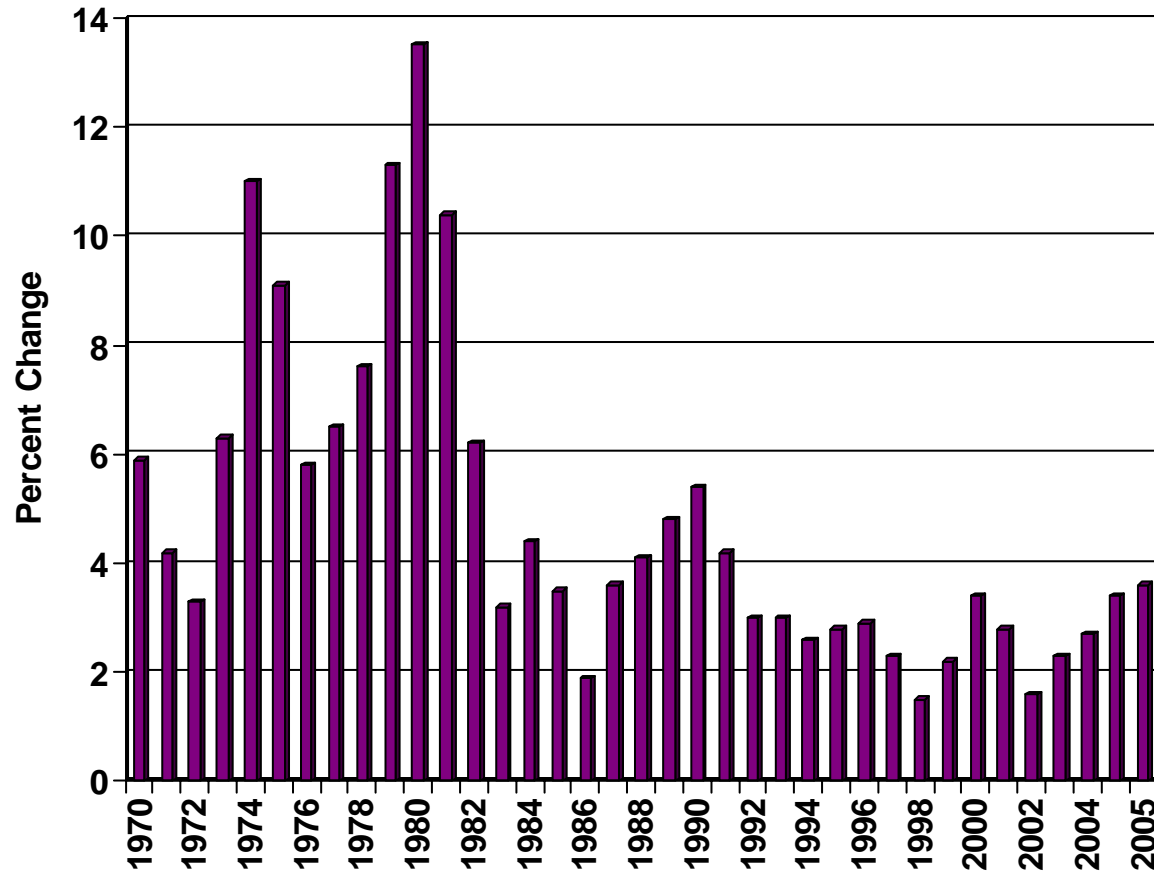


The U.S. unemployment rate in June showed no change from May, remaining at 4.6%.

# Consumer Price Index

## Year-Over-Year Percent Change

### Seasonally Adjusted



Inflation was 3.4% in 2005.

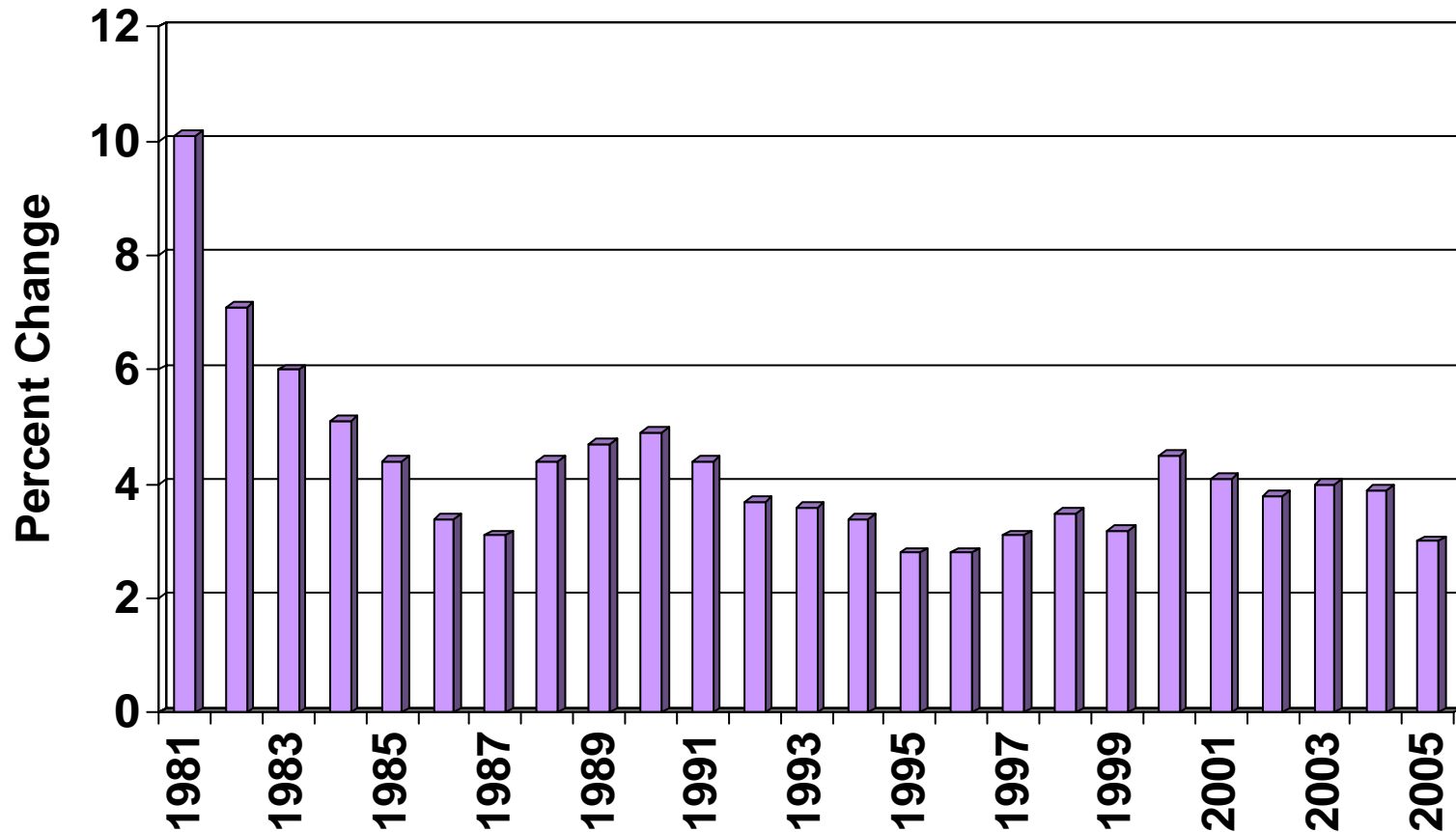
Annualized percent increase in prices from May 2006 to June 2006 was 2.38%. From June 2005 to June 2006, prices increased by 4.33%.

*Source: Bureau of Labor Statistics; Federal Reserve Bank of Dallas;*

*City of San Antonio Economic Development Department*

# Employment Cost Index – Private Industry

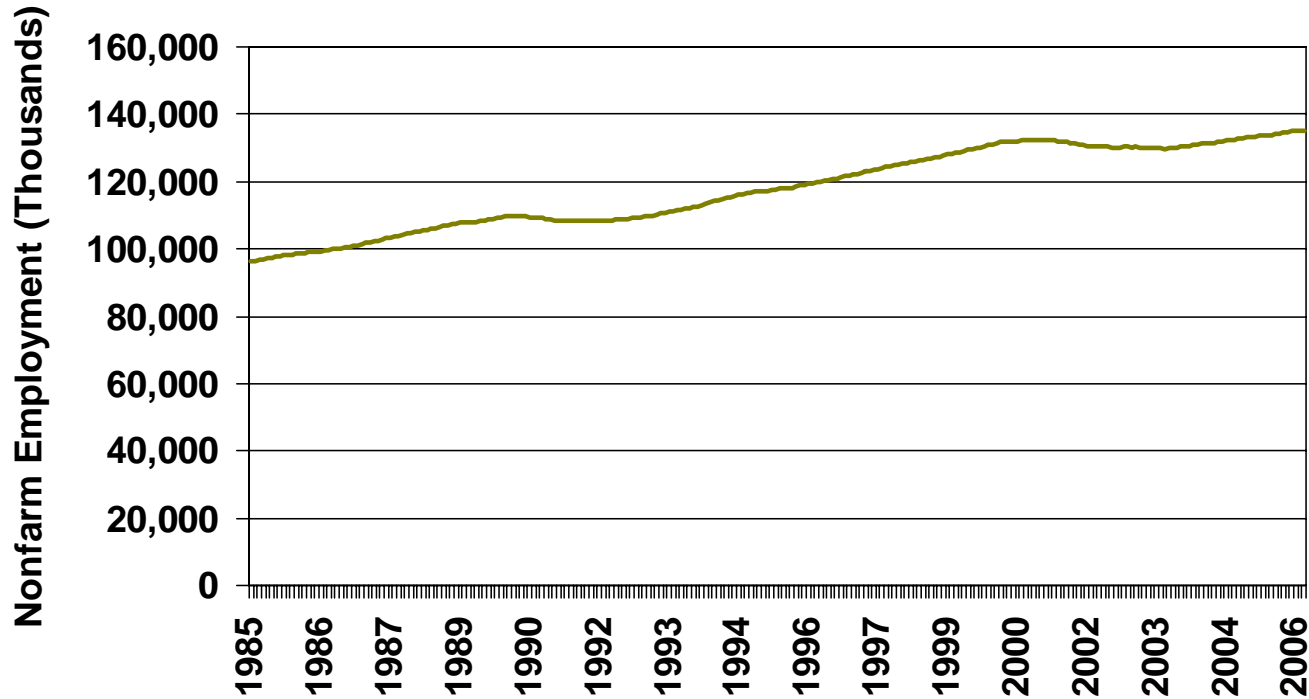
## Year-Over-Year Percent Change (Seasonally Adjusted)



Source: Bureau of Labor Statistics; Federal Reserve Bank of Dallas

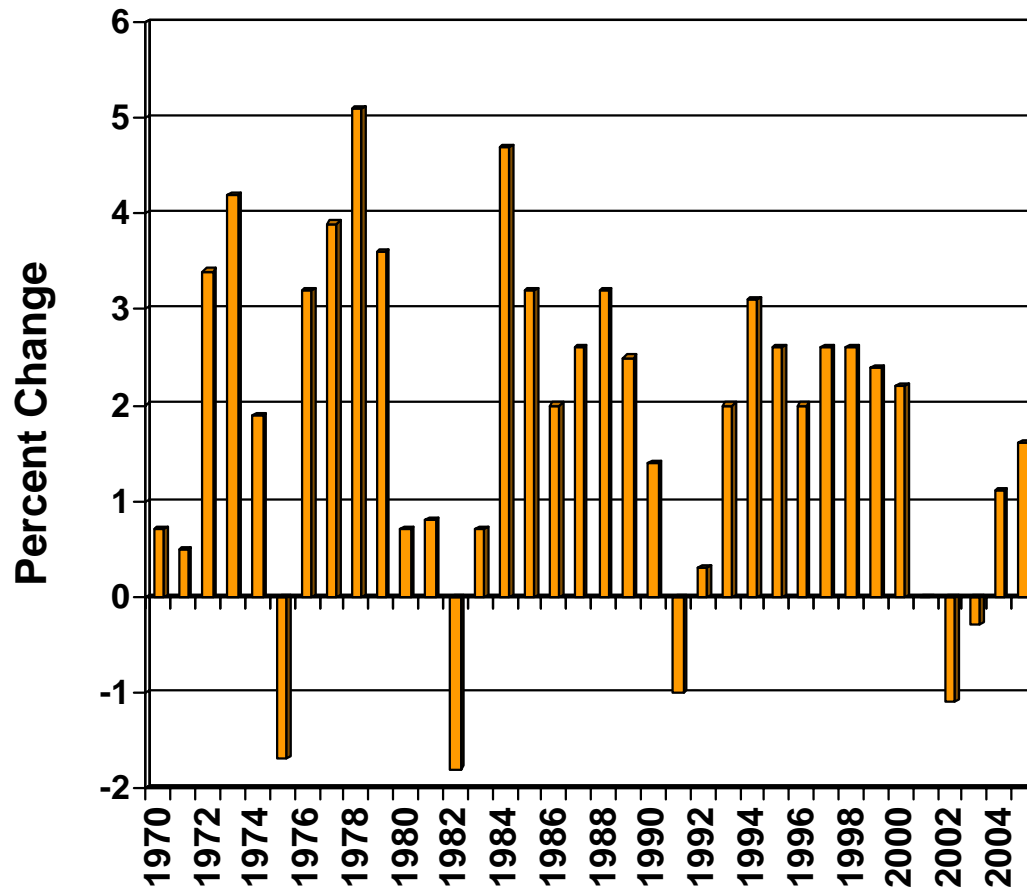
# Total Nonfarm Employment

## Seasonally Adjusted



Employment grew by 1.5% in 2005. From June 2005 to June 2006, employment increased by 1.39%. On an annualized basis, employment grew by 1.07% in June.

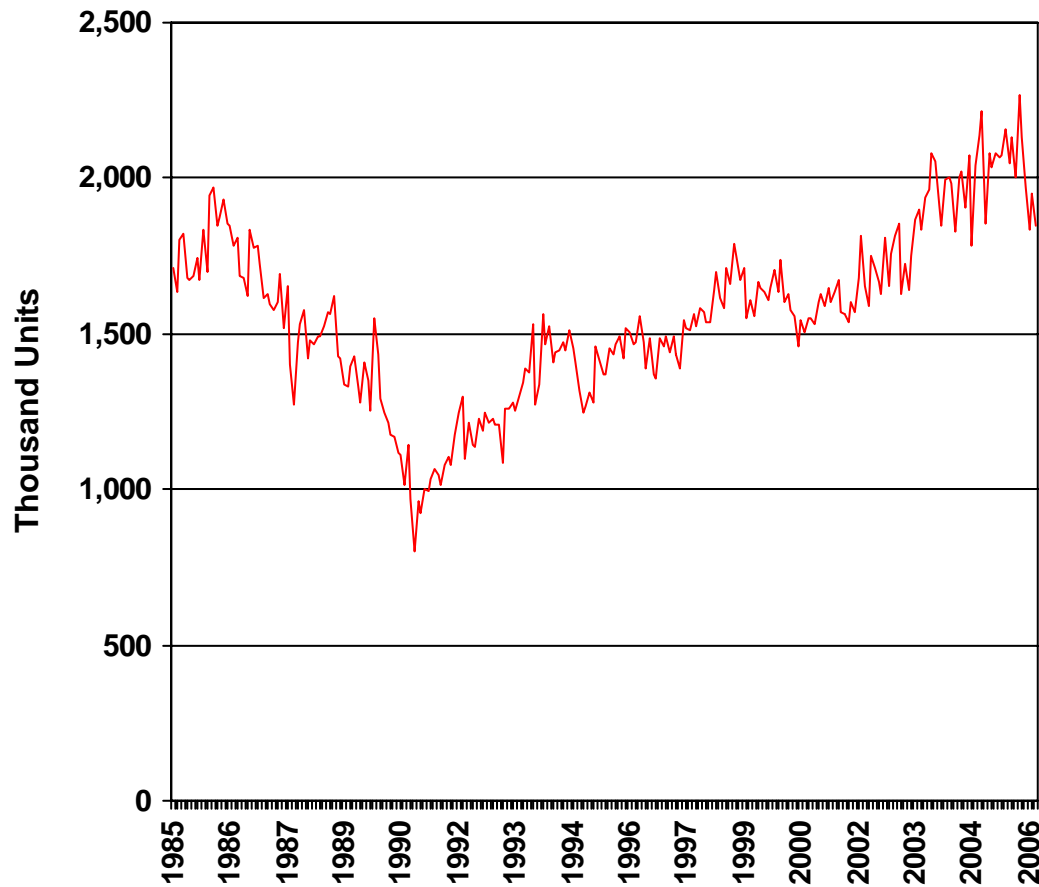
# Total Nonfarm Employment Year-Over-Year Percent Change



Nonfarm employment  
increased by 1.5% in  
2005.

# Housing Starts

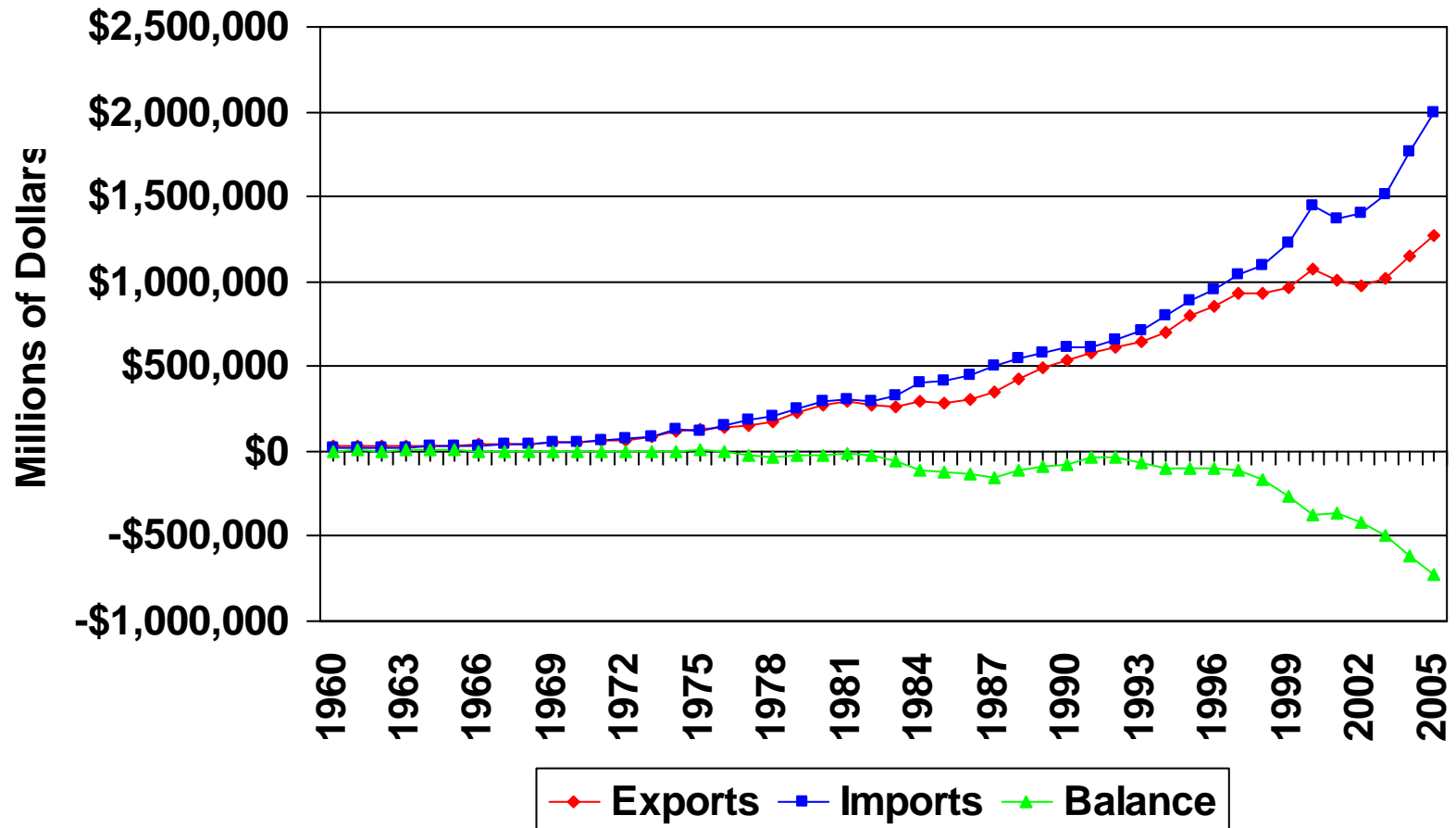
## Seasonally Adjusted



Housing starts across the U.S. decreased 5.27% in June on a month-to-month basis.

*Source: U.S. Census Bureau; Federal Reserve Bank of Dallas; City of San Antonio Economic Development Department*

# International Trade

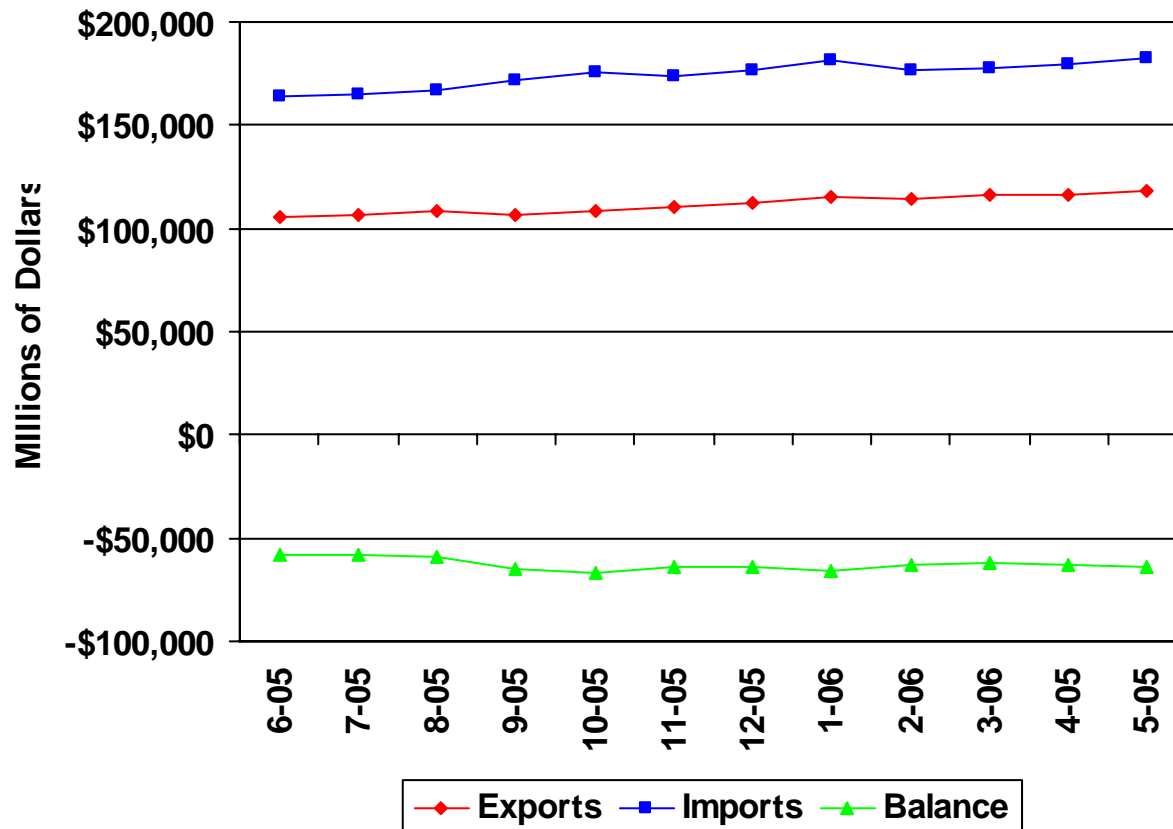


Source: U.S. Census Bureau, Foreign Trade Division



# International Trade: 6/05-5/06

## Seasonally Adjusted



The trade deficit increased from \$63.3 billion in April 2006 to \$63.8 billion in May 2006, with imports increasing faster than exports.

# Economic Tidbits

“I don’t think the world can live with everyone driving an SUV. If Indians and Chinese can work 80-100 hours a week and they are part of a global, fungible labour market, it’s going to have an impact on living standards in the west.”

-Nandan Nilekani, CEO, Infosys

Johnson, Jo. July 22-23, 2006. “The Great Leveller in a Rising Land.” *Financial Times*. p. W3.